

NAPA COUNTY

**AFFORDABLE HOUSING AND COMMERCIAL
LINKAGE IMPACT FEE STUDY**

FINAL

APRIL 23, 2025



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Executive Summary

This report documents an analysis of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development. It also documents a commercial linkage fee analysis which quantifies the connection between the development of nonresidential development projects and the demand for affordable housing units through an analysis of the housing needed for new employees and the ability of those employees to afford housing in Napa County.

Background and Study Objectives

To adopt a development impact fee, a local jurisdiction must demonstrate the reasonable relationship (or "nexus") between the development projects paying the fee and the fee that is charged. This nexus study quantifies the connection between the development of market rate housing and nonresidential buildings and the demand for (and pricing of) affordable housing units.

The residential nexus study examines the household income and spending generated by the new market rate households renting or buying new units in Napa County. Using the IMPLAN economic model, the household spending associated with new development is translated into new induced job growth. These induced jobs will be at various wage rates, though many induced jobs will earn lower wages. Low-wage households cannot reasonably afford to pay for market rate housing in Napa County, a housing impact fee can be justified to bridge the difference between what these new households can afford to pay and the cost to provide housing units to accommodate lower income households associated with this induced job growth.

The commercial linkage fee analysis examines the relationship between jobs created by new commercial development in the County and demand for new housing the County created by those new worker households. As with the residential fee, the analysis measures the extent to which these new worker households need assistance, or a subsidy, to afford housing in the County. Like the affordable housing impact fee, the commercial linkage fee would generate fee revenue to bridge the difference between what these new worker households can afford to pay and the cost to provide housing units to accommodate lower income households associated with the prototype development projects.

Nexus Study Conclusions

The analysis and data compiled in this report demonstrate the following:

1. Extremely Low-, Very Low-, and Low-Income households in Napa County, as defined by the 2024 HUD income limits, cannot afford market rate housing in the County. Affordable housing is defined as housing that costs 30 percent or less of gross monthly household income.
2. The costs to develop new, modest, rental housing are significant in Napa County and exceed the development costs that can be supported by the ongoing affordable rents.
3. Household spending by new market rate rental and for sale households will induce the creation of Extremely Low-, Very Low-, and Low-Income job-holding households that cannot afford housing at the market rate. This requires households to commute long distances from more affordable areas which puts a strain on workforce satisfaction, air quality, infrastructure, traffic and transit, and the health and safety of the County's residents and workforce.

4. Residents who can afford to purchase or rent new housing within the County spend a portion of their disposable income in the County. This increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development and increases demand for County services.
5. Napa County is projected to generate approximately 25,000 net new jobs by 2050. Some of those jobs will be Low-Income, and Very Low-Income Jobs that cannot afford housing at the market rate.

Consequently, the analysis in this report identifies the maximum justified affordable housing impact fee that can bridge the gap between the cost of developing affordable housing and what Extremely Low-, Very Low-, and Low-Income households can afford to pay. This report also identifies the maximum justified commercial linkage fee, which bridges the difference between what these new Very Low-, and Low-Income worker households living and working in Napa County can afford to pay and the cost to provide affordable housing units.

Affordable Housing Impact Fee Schedule

The maximum justified affordable housing impact fee schedule is summarized in **Table E.1**. The fees shown here are the maximum supportable under state law. The County can adopt any amount up to the amounts shown here. **Appendix Table A.6** contains a comparison of the County's current and maximum justified residential affordable housing fees to those charged by selected cities throughout the Bay Area.

Table E.1: Maximum Justified Affordable Housing Impact Fee Schedule

	Fee per Square Foot	
Maximum Impact Fee per Square Foot- New Rental Unit	\$	152
Maximum Impact Fee per Square Foot - New For Sale Unit		86

Source: Table 1.11

Commercial Linkage Fee Schedule

The maximum justified commercial linkage fee schedule is summarized in **Table E.2**. The fees shown here are the maximum supportable under state law. The County can adopt any amount up to the amounts shown here. **Appendix Table A.7** contains a comparison of the County's current and maximum justified commercial linkage fees to those charged by selected cities throughout the Bay Area.

Table E.2: Maximum Justified Commercial Linkage Impact Fee Schedule

	Fee per Square Foot	
Commercial Retail/ Restaurant	\$	584
Office		367
Industrial/ Manufacturing		154
Hotel		405
Warehousing/ Storage		50

Source: Table 2.9.

1. Affordable Housing Fee Nexus Analysis

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees that support growth within Napa County. It documents a reasonable relationship between new development and a fee to fund affordable housing.

Nexus Approach

New residential development generates population growth. Residents who can afford to purchase or rent this new housing then spend their disposable income in the County. Consequently, this increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. This analysis establishes the connection between the increase in household spending associated with new development and the number of new workers that will be hired by local businesses to meet that demand.

Employment growth provides occupations at various wage and salary levels. Low wage workers cannot afford market rate housing within Napa County, so an affordable housing impact fee can be calculated to bridge the gap between what low wage workers can afford to pay for and the cost of providing that housing.

The analysis presented here defines the upper limit for a housing impact fee to be charged on new rental and for-sale housing to mitigate impacts on affordable housing needs. The maximum fee is not necessarily the recommended fee.

Housing Affordability in Napa County

This section of the chapter evaluates housing affordability in Napa County, using Department of Housing and Community Development State Income Limits and current market rate rent data.

Table 1.1 displays the Napa County Income limits, as identified by HUD.

Table 1.1: 2024 Napa County Income Limits

Persons per HH:	1	2	3	4	5	6	7	8
Extremely Low	30,850	35,250	39,650	44,050	47,600	51,100	54,650	58,150
Very Low Income	51,400	58,700	66,100	73,400	79,300	85,150	91,050	96,900
Low Income	82,150	93,900	105,650	117,350	126,750	136,150	145,550	154,900
Median Income	90,700	103,700	116,650	129,600	139,950	150,350	160,700	171,050
Moderate Income	108,850	124,400	139,950	155,500	167,950	180,400	192,800	205,250

Source: Department of Housing and Community Development, State Income Limits 2024.

Market Rate Rents

Willdan gathered data regarding existing market rate rents in Napa County. The data was sourced from a variety of online data sources, including: CoStar.com; craigslist.com; crownpm.com; wymanpm.com and firststandmainpm.com. This data informs the assumption of the household income necessary to rent a housing unit in Napa County at the market rate. The

results of the market rate rent analysis for the fourth quarter of 2024 are summarized in **Table 1.2**.

Table 1.2 Market Rate Rent, Q4 2024

Unit Type	Average Monthly Rent
Studio	\$ 1,668
1-Bedroom	2,104
2-Bedroom	3,334
3-Bedroom	4,090

Sources: CoStar.com; craigslist.com; crow nrm.com; w ymanrm.com
firstandmainrm.com; Willdan Financial Services.

Market Rate Housing Affordability

To evaluate housing affordability in Napa County, the analysis compares the household income at the midpoint of each income category from Table 1.1 to the market rents by number of bedrooms from Table 1.2. This analysis uses household incomes at the mid-point of each income range when calculating affordable rents as a conservative measure to avoid overstating the affordability of rental housing. In addition to rents, the analysis also includes an estimate of utility costs based on the Napa Housing Authority of the City of Napa utility allowances. The maximum affordable monthly rent including utilities for each income category is calculated as 30 percent of gross monthly household income. If the difference between the maximum affordable rent and the total monthly housing costs is negative, then housing for that income category and housing product is considered unaffordable.

Table 1.3: Affordability of Market Rate Rental Housing in Napa County

	Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Average Market-Rate Rent ¹	\$	1,668	\$ 2,104	\$ 3,334	\$ 4,090
Utility Costs ²		198	218	276	353
Total Monthly Housing Costs	\$	1,866	\$ 2,322	\$ 3,610	\$ 4,443
<u><i>Extremely Low Income (up to 30% AMI)</i></u>					
Household Income at Midpoint of Income Range ³	\$	15,425	\$ 17,625	\$ 19,825	\$ 22,025
Maximum Affordable Monthly Rent ⁴		188	223	220	198
Amount Above (Below) Market Rate Rent		(1,480)	(1,881)	(3,114)	(3,892)
<u><i>Very Low Income (31-50% AMI)</i></u>					
Household Income at Midpoint of Income Range ³	\$	41,125	\$ 46,975	\$ 52,875	\$ 58,725
Maximum Affordable Monthly Rent ⁴		830	956	1,046	1,115
Amount Above (Below) Market Rate Rent		(838)	(1,148)	(2,288)	(2,975)
<u><i>Low Income (51-80% AMI)</i></u>					
Household Income at Midpoint of Income Range ³	\$	66,775	\$ 76,300	\$ 85,875	\$ 95,375
Maximum Affordable Monthly Rent ⁴		1,471	1,690	1,871	2,031
Amount Above (Below) Market Rate Rent		(197)	(414)	(1,463)	(2,059)
<u><i>Moderate Income (81-120% AMI)</i></u>					
Household Income at Midpoint of Income Range ³	\$	95,500	\$ 109,150	\$ 122,800	\$ 136,425
Maximum Affordable Monthly Rent ⁴		2,190	2,511	2,794	3,058
Amount Above (Below) Market Rate Rent		522	408	(540)	(1,032)

¹ See Table 2.2² Utility costs per City of Napa Utility Allowance. Assumes electric heating, cooking costs.³ Household income limits published by the California Department of Housing and Community Development for Napa County, 2024. Shows midpoint of income range. See Table 2.1⁴ Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: California Department of Housing and Community Development, 2024; Willdan Financial Services.

Table 1.4 identifies the income required to afford market rate rents in the County, by household size. The income required to afford market rate rents assumes that 30 percent of gross income spent on housing and utility costs is considered affordable. The annual affordable housing costs are then compared to the area median income (area median income) to estimate amount of gross income above AMI that is needed to afford each product type, by household size.

Table 1.4: Income Required to Afford Market-Rate Rents in Napa County

	Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Total Monthly Housing Costs	\$	1,866	\$ 2,322	\$ 3,610	\$ 4,443
Annual Housing Costs	\$	22,392	\$ 27,858	\$ 43,314	\$ 53,316
Household Income Required ¹		74,640	92,860	144,380	177,720
Area Median Income (AMI)		90,700	103,700	116,650	129,600
Income Required as Percent of AMI		82%	90%	124%	137%

¹ Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: Tables 1.1 and 1.3.

Market Rate Prototypes and Gross Income

This analysis identified two market rate residential prototypes based on a review of the housing market in Napa County.

Market Rate Rental Prototype

The data collected to identify the current effective rent in Napa County was also used to identify typical rental product characteristics. The typical rental unit in the County was a two-bedroom, one-bathroom unit sized at 865 square feet. Using the current rent data, and the housing cost as percent of gross income assumptions discussed above, the amount of gross income needed to afford rent in Napa County is calculated in **Table 1.5**. It requires an annual gross household income of \$133,340 to afford to rent a market rate rental unit in Napa County.

Table 1.5: Rental Residential Prototype

Bedrooms		2
Bathrooms		1
Square feet		865
Rent per Square Foot	\$	3.85
Monthly Rent	\$	3,334
Annual Rent		40,002
Housing Cost as Percent of Income ¹		30%
Gross Household Income	\$	133,340

¹ Renter housing burden is estimated at 30-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: CoStar; Willdan Financial Services.

Market Rate For Sale Prototype

Recent housing sales data was collected from mlslistings.com from November 2024 to February 2025. This data informed the typical for sale product prototype displayed below in **Table 1.6**. The data indicated that the typical for sale product in Napa County was a three-bedroom, two-bathroom single family home. The assumption for average sales price and square footage shown in Table 1.6 are the average for sold homes with these characteristics and exclude larger and smaller homes. The gross household income necessary to afford to purchase the prototype is then calculated using current interest rates and estimated housing ownership costs. An annual gross household income of over \$223,000 is required to purchase the typical home in Napa County.

Table 1.6: For Sale Residential Prototype

Single Family Detached		
<u>Prototype Assumptions</u> ¹		
Bedrooms		3
Bathrooms		2
Square feet		1,545
Sales Price per Square Foot	\$	618
Sales Price	\$	954,101
Down Payment (20%)	\$	190,820
Loan Amount	\$	763,281
Interest Rate ²		6.87%
Monthly Mortgage Payment	\$	5,012
Annual Property Tax ³		15,170
Homeowners Insurance		2,800
Annual Housing Costs	\$	78,110
Housing Cost as Percent of Income ⁴		35%
Gross Household Income	\$	223,172

¹ Based on an analysis of recent sales in Napa County, as reported by mlslistings.com from November 2024 to February 2025.

² Average 30-year fixed interest rate as of February 19, 2025 per http://www.freddie.mac.com/pmms/pmms_archives.html

³ County of Napa California Annual Comprehensive Financial Report, For The Fiscal Year Ended June 30, 2023, p. 181.

⁴ Homeowner housing burden is estimated at 35-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: mlslistings.com; Freddie Mac; Napa County; Willdan Financial Services.

Aggregate Income

Table 1.7 identifies the aggregate household income of 100 single family owner households and 100 single family renter households who can afford housing at the market rate. This aggregate income is used as the driver of induced economic effects using the IMPLAN model.

Table 1.7: Estimated Incomes by Income Categories of Prototype Buyers and Renters

	Single Family Detached (Buyer)	Multifamily (Renter)
Income Category	\$200,000 +	\$100,000 to \$150,000
Gross Household Income	\$ 223,172	\$ 133,340
New Households	100	100
Aggregate Household Income	\$ 22,317,185	\$ 13,334,000

Sources: Tables 1.5 and 1.6.

Induced Employment Impacts

The aggregate household income identified above is used to estimate the number of new jobs that new households will support with their household expenditures using the IMPLAN model. IMPLAN is an input-output based economic impact model used for a variety of different analyses. In this case IMPLAN models the economy for a region.

For this analysis, IMPLAN used data specific to Napa County to estimate the multipliers effects from new households. Essentially, IMPLAN used the increase in household spending associated with the new prototype households to identify the jobs (or fraction of jobs) that are supported by that spending.

The output of the IMPLAN model was then cross referenced with the assumed compensation associated with each occupation to estimate the aggregate number of jobs induced within each income category. The resulting net new jobs by income category are divided by the assumption of jobs per household to determine the number of net new worker households in Napa County induced by the household spending from market rate housing development. In Napa County there are approximately 1.31 jobs per household, as calculated from the latest 2023 American Community Survey data.

Table 1.8 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate multifamily rental households.

Table 1.9 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate single family for sale households.

Table 1.8: Employment and Household Generation from a New 100-Unit Multifamily Rental Development by Income Level

SOC Code	Major Group	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	-	1.76	1.76
13	Business and Financial Operations Occupations	-	-	-	1.27	-	1.27
15	Computer and Mathematical Occupations	-	-	-	0.30	0.03	0.33
17	Architecture and Engineering Occupations	-	-	0.02	0.04	-	0.06
19	Life, Physical, and Social Science Occupations	-	-	0.02	0.05	0.03	0.10
21	Community and Social Service Occupations	-	-	0.86	-	-	0.86
23	Legal Occupations	-	-	0.05	-	0.07	0.12
25	Educational Instruction and Library Occupations	-	0.43	0.47	-	-	0.90
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.34	-	-	0.34
29	Healthcare Practitioners and Technical Occupations	-	-	0.92	-	1.88	2.80
31	Healthcare Support Occupations	-	3.12	0.07	-	-	3.19
33	Protective Service Occupations	-	0.34	0.02	-	-	0.36
35	Food Preparation and Serving Related Occupations	4.06	1.61	0.65	-	-	6.32
37	Building and Grounds Cleaning and Maintenance Occupations	-	0.92	0.05	-	-	0.97
39	Personal Care and Service Occupations	1.23	0.05	0.09	-	-	1.37
41	Sales and Related Occupations	2.95	-	0.51	0.34	-	3.80
43	Office and Administrative Support Occupations	-	2.18	1.00	-	-	3.18
45	Farming, Fishing, and Forestry Occupations	-	0.06	-	-	-	0.06
47	Construction and Extraction Occupations	-	-	0.26	-	-	0.26
49	Installation, Maintenance, and Repair Occupations	-	-	0.87	0.09	-	0.96
51	Production Occupations	-	0.44	0.04	0.02	-	0.50
53	Transportation and Material Moving Occupations	-	1.83	0.11	-	0.01	1.95
Total Jobs		8.24	10.98	6.35	2.11	3.78	31.46
Total Households ¹		6.28	8.37	4.84	1.61	2.88	23.98

¹ Assumes 1.31 jobs per household in Napa County based on data from the 2023 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2023; Willdan Financial Services.

Table 1.9: Employment and Household Generation from a New 100-Unit Single Family For Sale Development by Income Level

SOC Code	Major Group	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	-	1.85	1.85
13	Business and Financial Operations Occupations	-	-	-	1.40	-	1.40
15	Computer and Mathematical Occupations	-	-	-	0.31	0.03	0.34
17	Architecture and Engineering Occupations	-	-	0.02	0.05	-	0.07
19	Life, Physical, and Social Science Occupations	-	-	0.02	0.05	0.04	0.11
21	Community and Social Service Occupations	-	-	1.04	-	-	1.04
23	Legal Occupations	-	-	0.05	-	0.07	0.12
25	Educational Instruction and Library Occupations	-	0.67	0.75	-	-	1.42
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.42	-	-	0.42
29	Healthcare Practitioners and Technical Occupations	-	-	0.78	-	1.65	2.43
31	Healthcare Support Occupations	-	3.13	0.06	-	-	3.19
33	Protective Service Occupations	-	0.34	0.02	-	-	0.36
35	Food Preparation and Serving Related Occupations	3.86	1.55	0.60	-	-	6.01
37	Building and Grounds Cleaning and Maintenance Occupations	-	1.17	0.05	-	-	1.22
39	Personal Care and Service Occupations	1.47	0.06	0.08	-	-	1.61
41	Sales and Related Occupations	2.68	-	0.47	0.35	-	3.50
43	Office and Administrative Support Occupations	-	2.23	0.97	-	-	3.20
45	Farming, Fishing, and Forestry Occupations	-	0.05	-	-	-	0.05
47	Construction and Extraction Occupations	-	0.01	0.27	-	-	0.28
49	Installation, Maintenance, and Repair Occupations	-	-	0.81	0.08	-	0.89
51	Production Occupations	-	0.41	0.04	0.01	-	0.46
53	Transportation and Material Moving Occupations	-	1.71	0.10	-	0.01	1.82
Total Jobs		8.01	11.33	6.55	2.25	3.65	31.79
Total Households ¹		6.11	8.64	4.99	1.72	2.78	24.23

¹ Assumes 1.31 jobs per household in Napa County based on data from the 2023 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2023; Willdan Financial Services.

Affordable Housing Development Costs

Table 1.10 displays the cost of building three recent affordable housing development projects in Napa County. The costs from development project pro formas were provided to Willdan for use in this analysis. On average it costs \$707,307 to build an affordable unit in Napa County.

Table 1.10: Affordable Housing Development Costs

Project	Total Units	Total Development Cost per Unit	Total Development Cost
Monarch Landing	77	\$ 797,506	\$ 61,407,970
Valley Lodge	54	452,055	24,410,985
Silverado Trail	41	874,093	35,837,800
Total	172	\$ 707,307	\$ 121,656,755

Source: Napa County.

Affordability Gap and Maximum Fee Calculation

The housing affordability gap is the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop affordable housing units. The affordable monthly rent associated with each income level is used to estimate the monthly supportable debt per unit, which is then used to estimate the loan proceeds associated with that level of income. The loan amount is compared to the affordable unit development costs, and the difference is the financing gap per unit.

The financing gap per unit is then multiplied by the number of units induced within each income category to determine the total financing gap associated with the 100 prototype units. This figure is then divided by 100 to determine the housing fee per unit, but prototype type. The fee per unit is finally divided by the assumed prototype square footage to determine the fee per square foot.

Table 1.11 displays the calculation of the affordability gap and maximum justified affordable housing impact fee for new multifamily rental units and for new single family units.

Table 1.11: Affordable Housing Impact Fee Calculation

	Extremely Low Income (up to 30% AMI)	Very Low Income (31- 50% AMI)	Low Income (51-80% AMI)	Moderate Income
Household Income Limit	\$ 39,650	\$ 66,100	\$ 105,650	\$ 139,950
Affordable Monthly Rent per Unit	715	1,377	2,365	3,223
Monthly Operating Expenses	860	860	860	860
Vacancy	5%	5%	5%	5%
Net Operating Income per Unit	-	448	1,387	2,202
Monthly Supportable Debt Service per Unit	-	389	1,206	1,914
Loan Amount	-	55,855	173,050	274,687
Affordable Unit Development Costs	707,307	707,307	707,307	707,307
Financing Gap per Affordable Unit	707,307	651,452	534,257	432,620
<u>Fee Calculation for New Rental Units</u>				
Units Demanded	6.28	8.37	4.84	1.61
Total Financing Gap	\$ 4,442,700	\$ 5,452,513	\$ 2,586,046	\$ 695,826
Maximum Impact Fee per 100-Unit Development	\$ 13,177,086			
Maximum Impact Fee per Unit	\$ 131,771			
Prototype Square Feet	865			
Maximum Impact Fee per Square Foot	\$ 152			
<u>Fee Calculation for New For Sale Single Family Units</u>				
Units Demanded	6.11	8.64	4.99	1.72
Total Financing Gap	\$ 4,318,693	\$ 5,626,319	\$ 2,667,496	\$ 741,994
Maximum Impact Fee per 100-Unit Development	\$ 13,354,502			
Maximum Impact Fee per Unit	\$ 133,545			
Prototype Square Feet	1,545			
Maximum Impact Fee per Square Foot	\$ 86			
<u>Financing Terms</u>				
Debt Coverage Ratio	1.15			
Interest Rate	7.75%			
Term of Loan	35			
Sources: Tables 1.1, 1.3, 1.5.				

2. Commercial Linkage Fee

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees associated with nonresidential development projects within Napa County. It documents a reasonable relationship between new commercial development and a commercial linkage fee to fund affordable housing for workers employed in the new business located in that development.

Nexus Approach

Napa County is projected to reach 86,000 jobs by 2050 per the Association of Bay Area Governments' (ABAG) Plan Bay Area Growth Forecast. This represents an increase of approximately 25,000 jobs compared to the current count of primary jobs in the County using the US Census OnTheMap application (60,854 primary jobs in 2022). This increase in jobs will be employed in new and expanded nonresidential buildings. The analysis in this report seeks to estimate the workers associated with different types of nonresidential development across the income spectrum. These new workers will need a new home, and some of those new homes will be in the County. Some of those workers will not be able to afford market rate housing, so the commercial linkage fees calculated in this report can mitigate this impact by funding the gap between what the new workers can afford to pay for housing and the market rate cost of housing in Napa County. For each type of commercial development, the analysis starts with a prototype and uses state and federal employment data to estimate the number and types of jobs created there and the wages associated with those jobs. By comparing the wage data with housing costs the analysis can establish a gap in affordability and can attribute it to each type of commercial development. A more detailed description of the steps of the analysis follows.

This study calculates the maximum legal fee charged on new commercial development for affordable housing in the following steps:

1. **Establish commercial prototypes representing typical commercial development in Napa County.** The prototypes used in this study are not intended to represent specific development projects. Instead, they represent the types of development projects that may be built in Napa County.
2. **Estimate the number of workers that will work in the new commercial space.** The estimated number of workers are based on occupancy density assumptions for each type of commercial development project. The employment density assumptions density factors were multiplied by the building size (100,000 square feet) to calculate the total number of workers occupying each nonresidential prototype.
3. **Estimate worker household incomes.** To determine the proportion of households requiring affordable housing the analysis uses local wage data associated with the industries and occupations housed within each prototype.
 - a. National industry data is used to identify the types of businesses that could be housed in each of the nonresidential building prototypes. The occupations that work within each industry are identified based on national occupation and industry data.
 - b. Local wage data is used to identify the number of worker households within each income category that are generated by each nonresidential building prototype.
4. **Calculate the affordability gap.** Low wage worker households cannot afford market rate housing within Napa County, so a commercial linkage fee can be calculated to bridge the gap between what low wage worker households can afford to pay for and the cost of providing that housing. The housing affordability gap is defined as the difference between

what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop new, modest housing units.

5. **Calculate maximum commercial linkage fee for each prototype.** The maximum commercial linkage fee for each prototype is calculated by multiplying the total number of very low, low, and moderate-income new worker households for each prototype (calculated in Step 3), by the corresponding affordable housing gap figure (calculated in Step 4). The total affordability gap was then divided by 100,000 SF, the size of each commercial prototype, to generate a maximum fee per square foot.

Commercial Prototypes

This study calculates commercial linkage fees for three types of nonresidential development projects. These nonresidential land use classifications correspond with the nonresidential land uses in the County's development impact fee program. The prototypes are 100,000 square feet of commercial (retail, restaurant), 100,000 square feet of office, 100,000 square feet of industrial/manufacturing, 100,000 square feet of hotel and 100,000 square feet of warehousing/storage development.

Table 2.1 displays prototype building sizes, and an estimate of net new workers per household. This analysis establishes the number of worker households created in the County by each of the commercial development types. Data from the US Census was used to identify the share of workers for each prototype that would be housed within County limits. The resulting net new workers are divided by the assumption of jobs per household to determine the number of net new worker households in Napa County associated with each prototype. In Napa County there are approximately 1.31 jobs per household, as calculated from the latest 2023 American Community Survey data.

Based on the analysis below, a prototypical square foot 100,000 commercial retail/restaurant building would support the creation of 97.49 households in Napa County. A prototypical 100,000 square foot office building would support the creation of 97.49 households, a prototypical 100,000 square foot industrial/manufacturing building would support the creation of 37.91 households, a prototypical 100,000 square foot hotel would support the creation of 37.91 households, and a prototypical 100,000 square foot warehousing/storage building would support the creation of 8.53 households in Napa County.

Table 2.1: Net New Workers per Prototype

	Retail/ Restaurant	Office	Industrial/ Manufacturing	Hotel	Warehousing / Storage
Prototype Building Size (Sq. Ft.)	100,000	100,000	100,000	100,000	100,000
Square Feet per Employee ¹	350	350	900	500	4,000
Employees per 100,000 Sq. Ft.	286	286	111	200	25
Percent of Napa County Employees with Jobs inside Napa County ²	44.70%	44.70%	44.70%	44.70%	44.70%
Net New Workers Living in Napa County	127.71	127.71	49.67	89.40	11.18
Jobs per Household ³	1.31	1.31	1.31	1.31	1.31
Households	97.49	97.49	37.91	68.24	8.53

¹ Consistent with *Napa County Non-Residential Jobs-Housing Nexus Study Update*, 2014.

² OnTheMap Application. Percent employed and living in Napa County.

³ Assumes 1.31 jobs per household in Napa County based on data from the 2023 American Community Survey.

Sources: <https://onthemap.ces.census.gov/>; Willdan Financial Services.

Industries

To understand what types of workers would be employed in each prototype, the next step of the analysis examines the types of industries in each prototype and what types of workers (occupations) each of those industries employs. This analysis uses the most recent available national industry data from the US Bureau of Labor Statistics to identify the potential industries associated with each prototype, by North American Industry Classification System (NAICS) code. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Table 2.2 through Table 2.6 identify the industries and NAICS codes associated with each prototype, respectively. Using the latest available data from the Bureau of Labor Statistics, (Quarterly Census of Employment and Wages, Second Quarter 2024), the analysis then identifies the share of workers within each prototype that are associated with each industry. For example, in the commercial (retail, restaurant) prototype, approximately 41.9% of the jobs associated with that prototype are associated with the restaurant industry.

In the next step, the occupations associated with each industry will be used to estimate the wages of workers that may be employed within each prototype.

Table 2.2: Definition of Industries for Retail Commercial Prototype

NAICS Code (2022)	Description	Average Monthly Employment (Second Quarter, 2024)	Percent Total Workers in Prototype
7225	Restaurants and other eating places	11,139,904	41.9%
4451	Grocery stores	2,805,045	10.6%
4411	Automobile dealers	1,282,097	4.8%
4441	Building material and supplies dealers	1,233,572	4.6%
8111	Automotive repair and maintenance	1,034,195	3.9%
4581	Clothing and clothing accessories retailers	821,022	3.1%
8121	Personal care services	746,489	2.8%
4413	Auto parts, accessories, and tire stores	588,013	2.2%
4599	Other miscellaneous retailers	485,901	1.8%
8129	Other personal services	424,807	1.6%
7224	Drinking places, alcoholic beverages	418,343	1.6%
4491	Sporting goods retailers	403,046	1.5%
4492	Book retailers and news dealers	386,870	1.5%
4231	Motor vehicle and parts merchant wholesalers	376,614	1.4%
4236	Appliance and electric goods merchant whls.	376,270	1.4%
4239	Misc. durable goods merchant wholesalers	317,200	1.2%
4237	Hardware and plumbing merchant wholesalers	312,561	1.2%
4233	Lumber and const. supply merchant wholesalers	266,193	1.0%
8123	Drycleaning and laundry services	259,585	1.0%
8113	Commercial machinery repair and maintenance	240,017	0.9%
4452	Specialty food stores	238,513	0.9%
5321	Automotive equipment rental and leasing	214,385	0.8%
4595	Miscellaneous store retailers (4594 and 4595 only)	209,054	0.8%
4442	Lawn and garden equipment and supplies stores	200,457	0.8%
5324	Machinery and equipment rental and leasing	197,462	0.7%
4594	Miscellaneous store retailers (4594 and 4595 only)	191,802	0.7%
5615	Travel arrangement and reservation services	189,414	0.7%
4412	Other motor vehicle dealers	174,517	0.7%
4453	Beer, wine, and liquor stores	171,813	0.6%
4235	Metal and mineral merchant wholesalers	135,262	0.5%
8122	Death care services	135,230	0.5%
5322	Consumer goods rental	134,821	0.5%
4232	Furniture and furnishing merchant wholesalers	110,928	0.4%
8112	Electronic equipment repair and maintenance	103,698	0.4%
8114	Household goods repair and maintenance	85,116	0.3%
4592	Book retailers and news dealers	64,203	0.2%
4593	Florists	59,464	0.2%
5323	General rental centers	30,997	0.1%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Table 2.3: Definition of Industries for Office Prototype

NAICS Code (2022)	Description	Average Monthly Employment (Second Quarter, 2024)	Percent Total Workers in Prototype
5613	Employment services	3,299,601	8.0%
6211	Offices of physicians	2,940,671	7.1%
5511	Management of companies and enterprises	2,604,264	6.3%
5415	Computer systems design and related services	2,418,334	5.8%
5617	Services to buildings and dwellings	2,337,652	5.6%
5416	Management and technical consulting services	1,844,505	4.5%
5221	Depository credit intermediation	1,780,767	4.3%
5413	Architectural and engineering services	1,685,495	4.1%
5242	Insurance agencies and brokerages	1,373,549	3.3%
6213	Offices of other health practitioners	1,219,017	2.9%
5241	Insurance carriers	1,210,281	2.9%
5411	Legal services	1,191,517	2.9%
5412	Accounting and bookkeeping services	1,157,354	2.8%
6214	Outpatient care centers	1,105,748	2.7%
6212	Offices of dentists	1,036,589	2.5%
5616	Investigation and security services	1,032,000	2.5%
5417	Scientific research and development services	926,469	2.2%
5419	Other professional and technical services	871,483	2.1%
5313	Activities related to real estate	828,990	2.0%
7223	Special food services	770,348	1.9%
5614	Business support services	682,692	1.6%
5132	Software publishers	634,894	1.5%
5311	Lessors of real estate	630,797	1.5%
5611	Office administrative services	619,140	1.5%
5239	Other financial investment activities	594,220	1.4%
5171	Wired and wireless telecommunications (except satellite)	567,324	1.4%
5222	Non-depository credit intermediation	501,879	1.2%
5418	Advertising, pr, and related services	490,613	1.2%
5182	Data processing, hosting and related services	482,617	1.2%
5231	Securities, commodity contracts, investments	474,374	1.1%
3345	Electronic instrument manufacturing	412,102	1.0%
3344	Semiconductor and electronic component mfg.	393,894	1.0%
5121	Motion picture and video industries	359,371	0.9%
5312	Offices of real estate agents and brokers	344,170	0.8%
5619	Other support services	333,809	0.8%
3391	Medical equipment and supplies manufacturing	326,647	0.8%
6215	Medical and diagnostic laboratories	310,052	0.7%
5223	Activities related to credit intermediation	279,586	0.7%
5131	Newspaper, periodical, book, and directory publishers	266,199	0.6%
5192	Web search portals, libraries, archives, and other information services	180,154	0.4%
5612	Facilities support services	175,964	0.4%
3353	Electrical equipment manufacturing	155,385	0.4%
5414	Specialized design services	150,914	0.4%
5161	Broadcasting, except internet	118,172	0.3%
3341	Computer and peripheral equipment mfg.	105,697	0.3%
3342	Communications equipment manufacturing	82,112	0.2%
5178	All other telecommunications	45,168	0.1%
5331	Lessors of nonfinancial intangible assets	22,271	0.1%
5122	Sound recording industries	20,447	0.0%
5259	Other investment pools and funds	18,935	0.0%
5174	Satellite telecommunications	8,492	0.0%
5232	Securities and commodity exchanges	7,242	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Table 2.4: Definition of Industries for Industrial Business Park Prototype

NAICS Code (2022)	Description	Average Monthly Employment (Second Quarter, 2024)	Percent Total Workers in Prototype
5613	Employment services	3,299,601	6.0%
6211	Offices of physicians	2,940,671	5.4%
5511	Management of companies and enterprises	2,604,264	4.8%
2382	Building equipment contractors	2,523,920	4.6%
5415	Computer systems design and related services	2,418,334	4.4%
5617	Services to buildings and dwellings	2,337,652	4.3%
5416	Management and technical consulting services	1,844,505	3.4%
5221	Depository credit intermediation	1,780,767	3.3%
5413	Architectural and engineering services	1,685,495	3.1%
5242	Insurance agencies and brokerages	1,373,549	2.5%
6213	Offices of other health practitioners	1,219,017	2.2%
5241	Insurance carriers	1,210,281	2.2%
5411	Legal services	1,191,517	2.2%
5412	Accounting and bookkeeping services	1,157,354	2.1%
6214	Outpatient care centers	1,105,748	2.0%
6212	Offices of dentists	1,036,589	1.9%
5616	Investigation and security services	1,032,000	1.9%
2381	Building foundation and exterior contractors	998,144	1.8%
2361	Residential building construction	936,374	1.7%
5417	Scientific research and development services	926,469	1.7%
2362	Nonresidential building construction	901,221	1.7%
5419	Other professional and technical services	871,483	1.6%
2383	Building finishing contractors	841,259	1.5%
5313	Activities related to real estate	828,990	1.5%
2389	Other specialty trade contractors	802,998	1.5%
7223	Special food services	770,348	1.4%
5614	Business support services	682,692	1.2%
5132	Software publishers	634,894	1.2%
5311	Lessors of real estate	630,797	1.2%
5611	Office administrative services	619,140	1.1%
2371	Utility system construction	593,320	1.1%
5171	Telecommunications	567,324	1.0%
3363	Motor vehicle parts manufacturing	555,408	1.0%
3116	Animal slaughtering and processing	551,803	1.0%
5222	Nondepository credit intermediation	501,879	0.9%
5418	Advertising, pr, and related services	490,613	0.9%
5182	Data processing, hosting and related services	482,617	0.9%
3323	Architectural and structural metals mfg.	413,396	0.8%
3345	Electronic instrument manufacturing	412,102	0.8%
3344	Semiconductor and electronic component mfg.	393,894	0.7%
2373	Highway, street, and bridge construction	387,956	0.7%
3231	Printing and related support activities	356,621	0.7%
3254	Pharmaceutical and medicine manufacturing	349,110	0.6%
3118	Bakeries and tortilla manufacturing	346,478	0.6%
5312	Offices of real estate agents and brokers	344,170	0.6%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Table 2.4: Definition of Industries for Industrial (Business Park, Light Industrial) Prototype Continued

NAICS Code (2022)	Description	Average Monthly Employment (First Quarter, 2021)	Percent Total Workers in Prototype
3327	Machine shops and threaded product mfg.	334,156	0.6%
5619	Other support services	333,809	0.6%
3391	Medical equipment and supplies manufacturing	326,647	0.6%
3121	Beverage manufacturing	326,572	0.6%
6215	Medical and diagnostic laboratories	310,052	0.6%
3399	Other miscellaneous manufacturing	289,065	0.5%
3339	Other general purpose machinery manufacturing	283,835	0.5%
3329	Other fabricated metal product manufacturing	280,180	0.5%
5223	Activities related to credit intermediation	279,586	0.5%
5131	Newspaper, book, and directory publishers	266,199	0.5%
3119	Other food manufacturing	265,382	0.5%
3219	Other wood product manufacturing	242,948	0.4%
3371	Household and institutional furniture mfg.	220,470	0.4%
5621	Waste collection	215,316	0.4%
3273	Cement and concrete product manufacturing	209,519	0.4%
5192	Web search portals, libraries, archives, and other	180,154	0.3%
5612	Facilities support services	175,964	0.3%
3114	Fruit and vegetable preserving and specialty	170,343	0.3%
3115	Dairy product manufacturing	167,793	0.3%
3359	Other electrical equipment and component mfg.	166,319	0.3%
3335	Metalworking machinery manufacturing	157,235	0.3%
5414	Specialized design services	150,914	0.3%
2379	Other heavy construction	136,322	0.2%
3332	Industrial machinery manufacturing	131,034	0.2%
5161	Broadcasting, except internet	118,172	0.2%
3256	Soap, cleaning compound, and toiletry mfg.	113,905	0.2%
3324	Boiler, tank, and shipping container mfg.	97,449	0.2%
3211	Sawmills and wood preservation	89,474	0.2%
3333	Commercial and service industry machinery	88,716	0.2%
3212	Plywood and engineered wood product mfg.	81,818	0.1%
3272	Glass and glass product manufacturing	77,223	0.1%
2213	Water, sewage and other systems	61,085	0.1%
3149	Other textile product mills	57,879	0.1%
5178	All other telecommunications	45,168	0.1%
3369	Other transportation equipment manufacturing	39,931	0.1%
3141	Textile furnishings mills	39,818	0.1%
2372	Land subdivision	36,829	0.1%
3271	Clay product and refractory manufacturing	34,339	0.1%
3322	Cutlery and handtool manufacturing	34,089	0.1%
3343	Audio and video equipment manufacturing	18,880	0.0%
5174	Satellite telecommunications	8,492	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Table 2.5: Definition of Industries for Hotel Prototype

NAICS Code (2022)	Description	Percent Total Workers in Prototype
721	Accommodation	100.0%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Table 2.6: Definition of Industries for Warehousing/Storage Prototype

NAICS Code (2022)	Description	Percent Total Workers in Prototype
4931	Warehousing and storage	100.0%

Sources: BLS, Quarterly Census of Employment and Wages, Second Quarter 2024.

Occupations and Wages

Once the analysis has established the industries of the new workers, the next step is to estimate their occupations and wages. The US Bureau of Labor Statistics, Industry-occupation matrix identifies the occupations associated with the industries that may be housed by each prototype in the preceding tables. For each industry NAICS code, the industry occupation matrix identifies the occupations that are employed within that industry by Standard Occupational Classification (SOC) code. The SOC system is used by federal agencies to classify workers into occupational categories for the purpose of collecting, calculating, or disseminating data. All workers can be classified into one of 867 detailed occupations. To facilitate classification, detailed occupations are combined to form 459 broad occupations, 98 minor groups, and 23 major groups.

The analysis cross referenced local wage data for Napa County provided by the California Employment Development Department (CA EDD) by SOC code with the identified occupations to estimate the average wages of each occupation associated with each prototype. **Appendix Tables A.1 through A.5** identify several figures related to the occupations within each prototype:

1. Percent of total: The percentage of employees within each prototype by occupation.
2. Average annual wage: The average annual wage for a particular occupation. Based on local Napa County data where available. State of California data is used when Napa County data is unavailable.
3. Household income: Average annual wages are multiplied by 1.31 jobs per household to estimate the average household income associated with each occupation.
4. Net New Napa County Households: Percent of total jobs within each prototype multiplied by net new Napa County households from Table 2.1

Note that the occupations are listed because they are associated with an industry in the national data. This does not mean to imply that each occupation listed in these tables will be found in Napa County.

Worker Households by Income Category

Table 2.7 summarizes the number of new employee households living in Napa County by income category. The “Net New Napa County Household” column in Appendix Tables A.1 through A.5 is sorted by income category to identify the number of worker households employed within each prototype whose household income falls within each income category (See Table 1.1). The worker households that fall into moderate or lower median income categories drive the calculation of the commercial linkage fee for each prototype.

Table 2.7: Number of Worker Households by Income Category

	3 Person Household Income Limits	Number of Employee Households				
		Retail/ Restaurant	Office	Industrial/ Manufacturing	Hotel	Warehousing/ Storage
Extremely Low	39,650	0.048	0.218	0.055	0.029	-
Very Low Income	66,100	74.075	19.813	8.175	49.956	5.177
Low Income	105,650	15.069	26.520	12.214	11.216	2.687
Moderate Income	139,950	4.663	21.825	8.206	4.552	0.332
Above Moderate		3.638	29.117	9.263	2.491	0.335

Sources: Tables 1.1, Appendix Tables A.1 - A.5; Willdan Financial Services.

Affordability Gap

The affordability gap analysis from Table 1.11 in Chapter 2 is also used in the calculation of the commercial linkage fee. The net new Napa County units demanded for each prototype are multiplied by the financing gap per affordable unit and summarized across all income levels to determine the total financing gap per prototype.

Table 2.8: Financing Gap per Prototype

	Extremely Low Income (up to 30% AMI)	Very Low Income (31- 50% AMI)	Low Income (51-80% AMI)	Moderate Income (80% to 120%)	Total
Financing Gap per Affordable Unit	\$ 707,307	\$ 651,452	\$ 534,257	\$ 432,620	
<i><u>Retail/ Restaurant Prototype</u></i>					
Units Demanded	0.048	74.075	15.069	4.663	93.854
Total Financing Gap	\$ 33,599	\$ 48,256,200	\$ 8,050,639	\$ 2,017,196	\$ 58,357,635
<i><u>Office Prototype</u></i>					
Units Demanded	0.218	19.813	26.520	21.825	68.375
Total Financing Gap	\$ 153,919	\$ 12,907,106	\$ 14,168,454	\$ 9,441,878	\$ 36,671,356
<i><u>Industrial/Manufacturing Prototype</u></i>					
Units Demanded	0.055	8.175	12.214	8.206	28.651
Total Financing Gap	\$ 39,216	\$ 5,325,824	\$ 6,525,522	\$ 3,549,946	\$ 15,440,508
<i><u>Hotel Prototype</u></i>					
Units Demanded	0.029	49.956	11.216	4.552	65.753
Total Financing Gap	\$ 20,606	\$ 32,543,928	\$ 5,992,361	\$ 1,969,304	\$ 40,526,200
<i><u>Warehousing/Storage Prototype</u></i>					
Units Demanded	-	5.177	2.687	0.332	8.196
Total Financing Gap	\$ -	\$ 3,372,858	\$ 1,435,354	\$ 143,445	\$ 4,951,657

Sources: Tables 1.11 and 2.7, Willdan Financial Services.

Maximum Justified Commercial Linkage Fee Schedule

The affordability gap from **Table 2.8** is divided by the square footage of each prototype to determine the maximum justified commercial linkage fee per square foot for each land use category. The fee schedule is shown below in **Table 2.9**.

Table 2.9: Maximum Justified Commercial Linkage Fee Schedule

Land Use	Affordability Gap for All New Worker Households	Size of Prototype (Sq. Ft.)	Maximum Fee per Sq. Ft.	Maximum Fee 2014 Nexus Study
Retail/ Restaurant	\$ 58,357,635	100,000	\$ 584	\$ 208.63
Office	36,671,356	100,000	367	93.94
Industrial/ Manufacturing	15,440,508	100,000	154	59.27
Hotel	40,526,200	100,000	405	143.83
Warehousing/ Storage	4,951,657	100,000	50	13.92

Source: Table 2.8, Willdan Financial Services.

3. Appendix

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
11-1011	Chief executives	0.0297%	\$ 271,228	355,309	0.03
11-1021	General and operations managers	2.4553%	147,931	193,790	2.39
11-2011	Advertising and promotions managers	0.0004%	179,337	234,931	0.00
11-2021	Marketing managers	0.0564%	162,948	213,462	0.05
11-2022	Sales managers	0.3750%	146,743	192,233	0.37
11-2032	Public relations managers	0.0025%	170,640	223,538	0.00
11-2033	Fundraising managers	0.0004%	157,949	206,913	0.00
11-3012	Administrative services managers	0.0309%	116,567	152,703	0.03
11-3013	Facilities managers	0.0220%	116,229	152,260	0.02
11-3021	Computer and information systems managers	0.0271%	192,755	252,509	0.03
11-3031	Financial managers	0.0945%	181,815	238,178	0.09
11-3051	Industrial production managers	0.0140%	151,854	198,929	0.01
11-3061	Purchasing managers	0.0097%	137,063	179,553	0.01
11-3071	Transportation, storage, and distribution managers	0.0729%	119,199	156,151	0.07
11-3121	Human resources managers	0.0123%	158,799	208,027	0.01
11-3131	Training and development managers	0.0030%	124,771	163,450	0.00
11-9013	Farmers, ranchers, and other agricultural managers	0.0004%	116,608	152,756	0.00
11-9021	Construction managers	0.0042%	144,930	189,858	0.00
11-9041	Architectural and engineering managers	0.0085%	180,207	236,071	0.01
11-9051	Food service managers	0.7999%	85,325	111,776	0.78
11-9072	Entertainment and recreation managers, except gambling	0.0021%	101,735	133,273	0.00
11-9081	Lodging managers	0.0013%	99,102	129,824	0.00
11-9111	Medical and health services managers	0.0008%	176,929	231,777	0.00
11-9141	Property, real estate, and community association managers	0.0013%	77,069	100,960	0.00
11-9151	Social and community service managers	0.0004%	88,736	116,244	0.00
11-9171	Funeral home managers	0.0597%	95,036	124,497	0.06
11-9179	Personal service managers, all other	0.0199%	83,287	109,106	0.02
11-9199	Managers, all other	0.0593%	163,398	214,051	0.06
13-1020	Buyers and purchasing agents	0.1504%	86,708	113,587	0.15
13-1031	Claims adjusters, examiners, and investigators	0.0021%	90,355	118,365	0.00
13-1032	Insurance appraisers, auto damage	0.0008%	84,946	111,279	0.00
13-1041	Compliance officers	0.0127%	91,574	119,962	0.01
13-1051	Cost estimators	0.1309%	93,888	122,993	0.13
13-1071	Human resources specialists	0.1343%	85,202	111,615	0.13
13-1081	Logisticians	0.0208%	90,887	119,062	0.02
13-1082	Project management specialists	0.0491%	113,637	148,864	0.05
13-1111	Management analysts	0.0174%	105,945	138,788	0.02
13-1121	Meeting, convention, and event planners	0.0432%	67,318	88,187	0.04
13-1131	Fundraisers	0.0038%	76,998	100,867	0.00
13-1141	Compensation, benefits, and job analysis specialists	0.0021%	89,801	117,639	0.00
13-1151	Training and development specialists	0.1619%	82,508	108,085	0.16
13-1161	Market research analysts and marketing specialists	0.1699%	85,622	112,165	0.17
13-1199	Business operations specialists, all other	0.1580%	98,232	128,684	0.15
13-2011	Accountants and auditors	0.1843%	100,465	131,609	0.18
13-2020	Property appraisers and assessors	0.0017%	109,089	142,907	0.00
13-2041	Credit analysts	0.0059%	82,867	108,556	0.01
13-2051	Financial and investment analysts	0.0072%	101,325	132,736	0.01
13-2052	Personal financial advisors	0.0017%	139,337	182,531	0.00
13-2053	Insurance underwriters	0.0004%	93,929	123,047	0.00
13-2071	Credit counselors	0.0038%	76,322	99,982	0.00
13-2072	Loan officers	0.0500%	102,503	134,279	0.05
13-2099	Financial specialists, all other	0.0288%	95,220	124,738	0.03
15-1211	Computer systems analysts	0.0140%	133,329	174,661	0.01
15-1212	Information security analysts	0.0055%	144,981	189,925	0.01
15-1231	Computer network support specialists	0.0119%	86,475	113,282	0.01
15-1232	Computer user support specialists	0.0881%	82,365	107,898	0.09
15-1241	Computer network architects	0.0030%	157,931	206,890	0.00
15-1242	Database administrators	0.0034%	119,895	157,062	0.00
15-1243	Database architects	0.0008%	167,573	219,521	0.00
15-1244	Network and computer systems administrators	0.0220%	118,237	154,890	0.02
15-1251	Computer programmers	0.0030%	128,425	168,237	0.00
15-1252	Software developers	0.0619%	179,029	234,528	0.06

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
15-1253	Software quality assurance analysts and testers	0.0064%	\$ 136,760	179,156	0.01
15-1254	Web developers	0.0123%	125,160	163,960	0.01
15-1255	Web and digital interface designers	0.0212%	141,324	185,134	0.02
15-1299	Computer occupations, all other	0.0178%	130,465	170,909	0.02
15-2031	Operations research analysts	0.0021%	94,933	124,362	0.00
15-2041	Statisticians	0.0004%	133,195	174,485	0.00
15-2051	Data scientists	0.0081%	144,734	189,602	0.01
17-1011	Architects, except landscape and naval	0.0004%	124,428	163,001	0.00
17-1012	Landscape architects	0.0013%	99,487	130,328	0.00
17-2011	Aerospace engineers	0.0004%	147,371	193,056	0.00
17-2031	Bioengineers and biomedical engineers	0.0021%	121,657	159,371	0.00
17-2051	Civil engineers	0.0013%	118,577	155,336	0.00
17-2061	Computer hardware engineers	0.0004%	178,504	233,840	0.00
17-2071	Electrical engineers	0.0085%	151,790	198,845	0.01
17-2072	Electronics engineers, except computer	0.0034%	155,036	203,097	0.00
17-2111	Health and safety engineers, except mining safety engineers and inspect	0.0008%	132,443	173,500	0.00
17-2112	Industrial engineers	0.0119%	124,614	163,244	0.01
17-2141	Mechanical engineers	0.0186%	130,424	170,855	0.02
17-2199	Engineers, all other	0.0051%	140,149	183,595	0.00
17-3011	Architectural and civil drafters	0.0013%	76,637	100,394	0.00
17-3013	Mechanical drafters	0.0021%	86,177	112,892	0.00
17-3023	Electrical and electronic engineering technologists and technicians	0.0034%	87,629	114,794	0.00
17-3024	Electro-mechanical and mechatronics technologists and technicians	0.0013%	91,843	120,314	0.00
17-3026	Industrial engineering technologists and technicians	0.0013%	79,903	104,673	0.00
17-3027	Mechanical engineering technologists and technicians	0.0030%	83,076	108,830	0.00
17-3028	Calibration technologists and technicians	0.0047%	68,756	90,070	0.00
17-3029	Engineering technologists and technicians, except drafters, all other	0.0008%	85,023	111,380	0.00
19-1013	Soil and plant scientists	0.0013%	94,398	123,661	0.00
19-4012	Agricultural technicians	0.0008%	48,924	64,090	0.00
19-5011	Occupational health and safety specialists	0.0034%	108,718	142,421	0.00
19-5012	Occupational health and safety technicians	0.0004%	67,448	88,357	0.00
21-1019	Counselors, all other	0.0051%	51,675	67,694	0.00
21-1099	Community and social service specialists, all other	0.0025%	57,877	75,819	0.00
23-1011	Lawyers	0.0034%	220,320	288,619	0.00
23-2093	Title examiners, abstractors, and searchers	0.0072%	87,094	114,093	0.01
23-2099	Legal support workers, all other	0.0021%	86,527	113,350	0.00
25-3021	Self-enrichment teachers	0.0110%	61,400	80,434	0.01
25-4011	Archivists	0.0004%	72,722	95,266	0.00
25-9031	Instructional coordinators	0.0004%	100,723	131,947	0.00
27-1011	Art directors	0.0055%	152,532	199,817	0.01
27-1012	Craft artists	0.0013%	89,298	116,980	0.00
27-1013	Fine artists, including painters, sculptors, and illustrators	0.0021%	117,454	153,865	0.00
27-1019	Artists and related workers, all other	0.0038%	98,179	128,614	0.00
27-1021	Commercial and industrial designers	0.0047%	97,200	127,332	0.00
27-1023	Floral designers	0.1267%	44,082	57,747	0.12
27-1024	Graphic designers	0.0432%	82,262	107,763	0.04
27-1025	Interior designers	0.0148%	84,034	110,085	0.01
27-1026	Merchandise displayers and window trimmers	0.2818%	45,061	59,030	0.27
27-1029	Designers, all other	0.0013%	94,099	123,270	0.00
27-2012	Producers and directors	0.0004%	137,007	179,479	0.00
27-3031	Public relations specialists	0.0335%	90,421	118,452	0.03
27-3041	Editors	0.0013%	106,503	139,519	0.00
27-3042	Technical writers	0.0013%	112,684	147,616	0.00
27-3043	Writers and authors	0.0038%	111,922	146,618	0.00
27-3099	Media and communication workers, all other	0.0004%	125,438	164,324	0.00
27-4011	Audio and video technicians	0.0017%	74,484	97,574	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
27-4014	Sound engineering technicians	0.0004%	\$ 85,857	112,473	0.00
27-4021	Photographers	0.0169%	77,791	101,906	0.02
27-4031	Camera operators, television, video, and film	0.0004%	83,684	109,626	0.00
27-4032	Film and video editors	0.0008%	104,669	137,116	0.00
29-1031	Dietitians and nutritionists	0.0030%	87,114	114,119	0.00
29-1041	Optometrists	0.0013%	141,478	185,336	0.00
29-1051	Pharmacists	0.0902%	162,031	212,261	0.09
29-1071	Physician assistants	0.0008%	158,610	207,779	0.00
29-1131	Veterinarians	0.0030%	163,401	214,055	0.00
29-1141	Registered nurses	0.0106%	141,849	185,822	0.01
29-1171	Nurse practitioners	0.0038%	166,419	218,009	0.00
29-1213	Dermatologists	0.0004%	322,794	422,860	0.00
29-1229	Physicians, all other	0.0004%	257,201	336,933	0.00
29-2052	Pharmacy technicians	0.1818%	57,393	75,185	0.18
29-2056	Veterinary technologists and technicians	0.0064%	57,424	75,225	0.01
29-2061	Licensed practical and licensed vocational nurses	0.0021%	78,893	103,350	0.00
29-2081	Opticians, dispensing	0.0674%	61,771	80,920	0.07
31-1120	Home health and personal care aides	0.0216%	36,305	47,560	0.02
31-9011	Massage therapists	0.2000%	58,426	76,538	0.19
31-9092	Medical assistants	0.0017%	52,468	68,733	0.00
31-9096	Veterinary assistants and laboratory animal caretakers	0.0047%	43,964	57,593	0.00
31-9099	Healthcare support workers, all other	0.0055%	56,890	74,526	0.01
33-1091	First-line supervisors of security workers	0.0191%	62,704	82,142	0.02
33-1099	First-line supervisors of protective service workers, all other	0.0025%	77,084	100,980	0.00
33-3041	Parking enforcement workers	0.0008%	67,878	88,920	0.00
33-9011	Animal control workers	0.0017%	64,601	84,627	0.00
33-9021	Private detectives and investigators	0.0479%	65,848	86,261	0.05
33-9032	Security guards	0.3627%	46,324	60,684	0.35
33-9099	Protective service workers, all other	0.0085%	47,170	61,793	0.01
35-1011	Chefs and head cooks	0.4038%	69,219	90,677	0.39
35-1012	First-line supervisors of food preparation and serving workers	4.0044%	49,231	64,493	3.90
35-2011	Cooks, fast food	2.8023%	36,892	48,329	2.73
35-2012	Cooks, institution and cafeteria	0.0254%	47,675	62,454	0.02
35-2014	Cooks, restaurant	5.2869%	43,964	57,593	5.15
35-2015	Cooks, short order	0.3754%	40,737	53,365	0.37
35-2019	Cooks, all other	0.0102%	40,665	53,271	0.01
35-2021	Food preparation workers	2.0270%	40,377	52,894	1.98
35-3011	Bartenders	2.1948%	42,418	55,568	2.14
35-3023	Fast food and counter workers	13.2884%	37,800	49,518	12.96
35-3031	Waiters and waitresses	8.0850%	44,531	58,336	7.88
35-3041	Food servers, nonrestaurant	0.0606%	42,438	55,594	0.06
35-9011	Dining room and cafeteria attendants and bartender helpers	1.4160%	38,552	50,503	1.38
35-9021	Dishwashers	1.5088%	38,964	51,043	1.47
35-9031	Hosts and hostesses, restaurant, lounge, and coffee shop	1.6312%	39,892	52,259	1.59
35-9099	Food preparation and serving related workers, all other	0.2301%	41,521	54,393	0.22
37-1011	First-line supervisors of housekeeping and janitorial workers	0.0038%	59,714	78,225	0.00
37-1012	First-line supervisors of landscaping, lawn service, and groundskeeping w	0.0131%	65,683	86,045	0.01
37-2011	Janitors and cleaners, except maids and housekeeping cleaners	0.5762%	43,149	56,525	0.56
37-2012	Maids and housekeeping cleaners	0.0229%	44,912	58,835	0.02
37-2019	Building cleaning workers, all other	0.0008%	44,613	58,443	0.00
37-3011	Landscaping and groundskeeping workers	0.1080%	46,056	60,333	0.11
37-3012	Pesticide handlers, sprayers, and applicators, vegetation	0.0013%	49,108	64,331	0.00
37-3019	Grounds maintenance workers, all other	0.0017%	52,612	68,922	0.00
39-1014	First-line supervisors of entertainment and recreation workers, except gar	0.0076%	55,364	72,527	0.01
39-1022	First-line supervisors of personal service workers	0.1661%	56,354	73,824	0.16
39-2011	Animal trainers	0.0508%	47,633	62,399	0.05
39-2021	Animal caretakers	0.7512%	40,933	53,622	0.73
39-3011	Gambling dealers	0.0030%	44,201	57,903	0.00
39-3019	Gambling service workers, all other	0.0008%	43,861	57,458	0.00
39-3031	Ushers, lobby attendants, and ticket takers	0.0068%	37,593	49,247	0.01
39-3091	Amusement and recreation attendants	0.0131%	37,779	49,490	0.01
39-3093	Locker room, coatroom, and dressing room attendants	0.0123%	44,294	58,025	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
39-4011	Embalmers	0.0140%	\$ 65,033	85,193	0.01
39-4012	Crematory operators	0.0119%	52,818	69,192	0.01
39-4021	Funeral attendants	0.1381%	43,521	57,013	0.13
39-4031	Morticians, undertakers, and funeral arrangers	0.1021%	54,169	70,961	0.10
39-5011	Barbers	0.0627%	41,315	54,123	0.06
39-5012	Hairdressers, hairstylists, and cosmetologists	1.1965%	48,035	62,926	1.17
39-5091	Makeup artists, theatrical and performance	0.0081%	102,586	134,388	0.01
39-5092	Manicurists and pedicurists	0.6059%	37,439	49,045	0.59
39-5093	Shampooers	0.0309%	36,449	47,748	0.03
39-5094	Skincare specialists	0.2102%	55,839	73,149	0.20
39-6011	Baggage porters and bellhops	0.0076%	40,861	53,528	0.01
39-6012	Concierges	0.0203%	44,335	58,079	0.02
39-7010	Tour and travel guides	0.0318%	46,067	60,348	0.03
39-9011	Childcare workers	0.0030%	41,294	54,095	0.00
39-9031	Exercise trainers and group fitness instructors	0.0415%	63,230	82,831	0.04
39-9032	Recreation workers	0.0013%	42,170	55,243	0.00
39-9099	Personal care and service workers, all other	0.0746%	44,541	58,349	0.07
41-1011	First-line supervisors of retail sales workers	2.4422%	56,699	74,276	2.38
41-1012	First-line supervisors of non-retail sales workers	0.1885%	100,871	132,141	0.18
41-2011	Cashiers	3.0828%	38,747	50,759	3.01
41-2021	Counter and rental clerks	0.7961%	48,286	63,255	0.78
41-2022	Parts salespersons	0.9622%	47,118	61,725	0.94
41-2031	Retail salespersons	10.3298%	43,149	56,525	10.07
41-3011	Advertising sales agents	0.0004%	85,596	112,131	0.00
41-3021	Insurance sales agents	0.0148%	92,221	120,810	0.01
41-3031	Securities, commodities, and financial services sales agents	0.0085%	104,478	136,866	0.01
41-3041	Travel agents	0.2055%	58,621	76,794	0.20
41-3091	Sales representatives of services, except advertising, insurance, financial	0.8813%	96,241	126,076	0.86
41-4011	Sales representatives, wholesale and manufacturing, technical and scient	0.0258%	139,669	182,966	0.03
41-4012	Sales representatives, wholesale and manufacturing, except technical and	0.4237%	87,187	114,215	0.41
41-9011	Demonstrators and product promoters	0.0051%	47,924	62,780	0.00
41-9012	Models	0.0021%	86,485	113,295	0.00
41-9022	Real estate sales agents	0.0004%	75,312	98,659	0.00
41-9031	Sales engineers	0.0055%	151,503	198,469	0.01
41-9041	Telemarketers	0.0081%	42,447	55,606	0.01
41-9091	Door-to-door sales workers, news and street vendors, and related workers	0.0017%	41,682	54,603	0.00
41-9099	Sales and related workers, all other	0.0945%	67,716	88,708	0.09
43-1011	First-line supervisors of office and administrative support workers	0.4538%	77,987	102,163	0.44
43-2011	Switchboard operators, including answering service	0.0042%	54,302	71,136	0.00
43-2021	Telephone operators	0.0004%	58,470	76,596	0.00
43-3011	Bill and account collectors	0.0157%	55,468	72,663	0.02
43-3021	Billing and posting clerks	0.0466%	55,014	72,068	0.05
43-3031	Bookkeeping, accounting, and auditing clerks	0.6254%	58,439	76,555	0.61
43-3051	Payroll and timekeeping clerks	0.0356%	63,658	83,392	0.03
43-3061	Procurement clerks	0.0208%	55,055	72,122	0.02
43-3099	Financial clerks, all other	0.0034%	58,789	77,014	0.00
43-4021	Correspondence clerks	0.0008%	54,570	71,487	0.00
43-4031	Court, municipal, and license clerks	0.0008%	63,958	83,785	0.00
43-4041	Credit authorizers, checkers, and clerks	0.0017%	48,247	63,204	0.00
43-4051	Customer service representatives	1.7846%	51,527	67,500	1.74
43-4071	File clerks	0.0127%	48,154	63,082	0.01
43-4081	Hotel, motel, and resort desk clerks	0.0038%	40,603	53,190	0.00
43-4131	Loan interviewers and clerks	0.0030%	56,045	73,419	0.00
43-4151	Order clerks	0.0585%	48,030	62,919	0.06
43-4161	Human resources assistants, except payroll and timekeeping	0.0119%	56,561	74,095	0.01
43-4171	Receptionists and information clerks	0.5339%	44,275	58,000	0.52
43-4181	Reservation and transportation ticket agents and travel clerks	0.0729%	45,957	60,204	0.07
43-4199	Information and record clerks, all other	0.0131%	57,716	75,608	0.01
43-5011	Cargo and freight agents	0.0004%	59,016	77,311	0.00
43-5021	Couriers and messengers	0.0059%	44,420	58,190	0.01
43-5032	Dispatchers, except police, fire, and ambulance	0.0551%	55,447	72,636	0.05
43-5061	Production, planning, and expediting clerks	0.0767%	65,010	85,163	0.07

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
43-5071	Shipping, receiving, and inventory clerks	0.7410%	\$ 46,421	60,812	0.72
43-5111	Weighers, measurers, checkers, and samplers, recordkeeping	0.0038%	46,957	61,514	0.00
43-6011	Executive secretaries and executive administrative assistants	0.0373%	89,025	116,623	0.04
43-6013	Medical secretaries and administrative assistants	0.0008%	53,466	70,040	0.00
43-6014	Secretaries and administrative assistants, except legal, medical, and exe	0.4140%	55,323	72,473	0.40
43-9021	Data entry keyers	0.0186%	49,763	65,190	0.02
43-9031	Desktop publishers	0.0004%	73,706	96,555	0.00
43-9041	Insurance claims and policy processing clerks	0.0021%	53,229	69,730	0.00
43-9051	Mail clerks and mail machine operators, except postal service	0.0008%	45,802	60,001	0.00
43-9061	Office clerks, general	0.9037%	50,217	65,784	0.88
43-9071	Office machine operators, except computer	0.0017%	48,876	64,028	0.00
43-9199	Office and administrative support workers, all other	0.0280%	55,158	72,257	0.03
45-1011	First-line supervisors of farming, fishing, and forestry workers	0.0051%	61,654	80,767	0.00
45-2041	Graders and sorters, agricultural products	0.0004%	36,886	48,321	0.00
45-2091	Agricultural equipment operators	0.0021%	41,062	53,791	0.00
45-2092	Farmworkers and laborers, crop, nursery, and greenhouse	0.0737%	37,625	49,289	0.07
45-2093	Farmworkers, farm, ranch, and aquacultural animals	0.0004%	45,576	59,705	0.00
47-1011	First-line supervisors of construction trades and extraction workers	0.0165%	98,673	129,262	0.02
47-2011	Boilermakers	0.0038%	104,019	136,265	0.00
47-2022	Stonemasons	0.0008%	65,594	85,928	0.00
47-2031	Carpenters	0.0263%	75,280	98,617	0.03
47-2042	Floor layers, except carpet, wood, and hard tiles	0.0042%	65,307	85,552	0.00
47-2044	Tile and stone setters	0.0034%	61,449	80,498	0.00
47-2051	Cement masons and concrete finishers	0.0013%	70,663	92,569	0.00
47-2061	Construction laborers	0.0157%	63,316	82,944	0.02
47-2073	Operating engineers and other construction equipment operators	0.0042%	90,783	118,926	0.00
47-2111	Electricians	0.0085%	86,525	113,348	0.01
47-2121	Glaziers	0.0292%	73,546	96,345	0.03
47-2131	Insulation workers, floor, ceiling, and wall	0.0008%	67,667	88,644	0.00
47-2141	Painters, construction and maintenance	0.0051%	62,608	82,016	0.00
47-2152	Plumbers, pipefitters, and steamfitters	0.0089%	77,260	101,211	0.01
47-2181	Roofers	0.0004%	70,796	92,743	0.00
47-2211	Sheet metal workers	0.0008%	88,331	115,714	0.00
47-3012	Helpers--carpenters	0.0004%	48,778	63,899	0.00
47-3014	Helpers--painters, paperhangers, plasterers, and stucco masons	0.0004%	47,690	62,474	0.00
47-3019	Helpers, construction trades, all other	0.0042%	49,824	65,269	0.00
47-4011	Construction and building inspectors	0.0017%	98,971	129,652	0.00
47-4021	Elevator and escalator installers and repairers	0.0008%	129,393	169,505	0.00
47-4031	Fence erectors	0.0038%	50,922	66,708	0.00
47-5022	Excavating and loading machine and dragline operators, surface mining	0.0004%	78,963	103,442	0.00
47-5032	Explosives workers, ordnance handling experts, and blasters	0.0004%	75,947	99,491	0.00
47-5071	Roustabouts, oil and gas	0.0025%	66,179	86,694	0.00
49-1011	First-line supervisors of mechanics, installers, and repairers	0.5724%	95,440	125,026	0.56
49-2011	Computer, automated teller, and office machine repairers	0.2491%	55,069	72,140	0.24
49-2021	Radio, cellular, and tower equipment installers and repairers	0.0102%	84,238	110,352	0.01
49-2022	Telecommunications equipment installers and repairers, except line instal	0.0246%	76,483	100,193	0.02
49-2091	Avionics technicians	0.0013%	93,389	122,340	0.00
49-2092	Electric motor, power tool, and related repairers	0.0195%	66,364	86,937	0.02
49-2093	Electrical and electronics installers and repairers, transportation equipme	0.0034%	89,620	117,402	0.00
49-2094	Electrical and electronics repairers, commercial and industrial equipment	0.0263%	76,254	99,893	0.03
49-2095	Electrical and electronics repairers, powerhouse, substation, and relay	0.0021%	119,268	156,241	0.00
49-2096	Electronic equipment installers and repairers, motor vehicles	0.0326%	52,311	68,527	0.03
49-2097	Audiovisual equipment installers and repairers	0.0966%	68,374	89,570	0.09
49-2098	Security and fire alarm systems installers	0.0008%	70,986	92,992	0.00
49-3011	Aircraft mechanics and service technicians	0.0025%	85,082	111,457	0.00
49-3021	Automotive body and related repairers	0.6178%	63,054	82,601	0.60
49-3022	Automotive glass installers and repairers	0.0669%	51,540	67,517	0.07
49-3023	Automotive service technicians and mechanics	2.4265%	63,939	83,760	2.37
49-3031	Bus and truck mechanics and diesel engine specialists	0.3415%	72,715	95,257	0.33
49-3041	Farm equipment mechanics and service technicians	0.0148%	58,297	76,369	0.01
49-3042	Mobile heavy equipment mechanics, except engines	0.0521%	84,155	110,243	0.05
49-3051	Motorboat mechanics and service technicians	0.0623%	63,876	83,678	0.06

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
49-3052	Motorcycle mechanics	0.0593%	\$ 56,496	74,010	0.06
49-3053	Outdoor power equipment and other small engine mechanics	0.0746%	51,478	67,436	0.07
49-3091	Bicycle repairers	0.0025%	47,605	62,363	0.00
49-3092	Recreational vehicle service technicians	0.0682%	59,233	77,595	0.07
49-3093	Tire repairers and changers	0.4152%	43,816	57,399	0.40
49-9011	Mechanical door repairers	0.0254%	60,712	79,533	0.02
49-9012	Control and valve installers and repairers, except mechanical door	0.0042%	96,481	126,390	0.00
49-9021	Heating, air conditioning, and refrigeration mechanics and installers	0.0458%	72,923	95,529	0.04
49-9031	Home appliance repairers	0.1364%	52,571	68,868	0.13
49-9041	Industrial machinery mechanics	0.2148%	74,109	97,083	0.21
49-9043	Maintenance workers, machinery	0.0072%	68,550	89,801	0.01
49-9044	Millwrights	0.0136%	71,778	94,029	0.01
49-9051	Electrical power-line installers and repairers	0.0013%	116,551	152,682	0.00
49-9062	Medical equipment repairers	0.0458%	81,397	106,630	0.04
49-9063	Musical instrument repairers and tuners	0.0047%	48,865	64,013	0.00
49-9064	Watch and clock repairers	0.0017%	59,358	77,759	0.00
49-9069	Precision instrument and equipment repairers, all other	0.0114%	71,372	93,497	0.01
49-9071	Maintenance and repair workers, general	0.3521%	59,161	77,501	0.34
49-9081	Wind turbine service technicians	0.0102%	98,188	128,626	0.01
49-9091	Coin, vending, and amusement machine servicers and repairers	0.0076%	52,352	68,581	0.01
49-9094	Locksmiths and safe repairers	0.0017%	65,188	85,396	0.00
49-9095	Manufactured building and mobile home installers	0.0055%	52,748	69,100	0.01
49-9096	Riggers	0.0047%	92,056	120,593	0.00
49-9098	Helpers--installation, maintenance, and repair workers	0.1233%	44,316	58,054	0.12
49-9099	Installation, maintenance, and repair workers, all other	0.0835%	56,693	74,268	0.08
51-1011	First-line supervisors of production and operating workers	0.1063%	82,179	107,654	0.10
51-2021	Coil winders, tapers, and finishers	0.0034%	47,162	61,782	0.00
51-2028	Electrical, electronic, and electromechanical assemblers, except coil win	0.0081%	50,824	66,579	0.01
51-2031	Engine and other machine assemblers	0.0034%	51,000	66,810	0.00
51-2041	Structural metal fabricators and fitters	0.0034%	57,776	75,687	0.00
51-2051	Fiberglass laminators and fabricators	0.0034%	53,079	69,533	0.00
51-2090	Miscellaneous assemblers and fabricators	0.1008%	47,948	62,812	0.10
51-3011	Bakers	0.2157%	42,083	55,129	0.21
51-3021	Butchers and meat cutters	0.0703%	44,421	58,192	0.07
51-3022	Meat, poultry, and fish cutters and trimmers	0.0008%	38,886	50,941	0.00
51-3091	Food and tobacco roasting, baking, and drying machine operators and ter	0.0055%	46,397	60,780	0.01
51-3092	Food batchmakers	0.0182%	42,703	55,941	0.02
51-3093	Food cooking machine operators and tenders	0.0085%	43,190	56,579	0.01
51-3099	Food processing workers, all other	0.0021%	42,310	55,426	0.00
51-4021	Extruding and drawing machine setters, operators, and tenders, metal an	0.0004%	47,028	61,607	0.00
51-4031	Cutting, punching, and press machine setters, operators, and tenders, me	0.0017%	49,583	64,954	0.00
51-4033	Grinding, lapping, polishing, and buffing machine tool setters, operators, a	0.0004%	46,997	61,566	0.00
51-4035	Milling and planing machine setters, operators, and tenders, metal and pl	0.0008%	58,448	76,567	0.00
51-4041	Machinists	0.0411%	62,359	81,690	0.04
51-4072	Molding, coremaking, and casting machine setters, operators, and tender	0.0008%	47,700	62,487	0.00
51-4081	Multiple machine tool setters, operators, and tenders, metal and plastic	0.0055%	45,807	60,007	0.01
51-4111	Tool and die makers	0.0008%	71,969	94,279	0.00
51-4121	Welders, cutters, solderers, and brazers	0.0915%	61,210	80,185	0.09
51-4122	Welding, soldering, and brazing machine setters, operators, and tenders	0.0017%	51,331	67,244	0.00
51-4194	Tool grinders, filers, and sharpeners	0.0042%	52,759	69,114	0.00
51-5111	Prepress technicians and workers	0.0008%	54,176	70,971	0.00
51-5112	Printing press operators	0.0119%	48,972	64,153	0.01
51-6011	Laundry and dry-cleaning workers	0.3923%	39,093	51,212	0.38
51-6021	Pressers, textile, garment, and related materials	0.1110%	38,514	50,453	0.11
51-6031	Sewing machine operators	0.0297%	38,721	50,725	0.03
51-6041	Shoe and leather workers and repairers	0.0025%	40,800	53,448	0.00
51-6051	Sewers, hand	0.0021%	37,355	48,935	0.00
51-6052	Tailors, dressmakers, and custom sewers	0.0432%	53,059	69,507	0.04
51-6062	Textile cutting machine setters, operators, and tenders	0.0004%	40,903	53,583	0.00
51-6092	Fabric and apparel patternmakers	0.0004%	73,034	95,675	0.00
51-6093	Upholsterers	0.0288%	50,576	66,255	0.03
51-6099	Textile, apparel, and furnishings workers, all other	0.0055%	39,507	51,754	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.1: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-7011	Cabinetmakers and bench carpenters	0.0093%	\$ 51,755	67,799	0.01
51-7021	Furniture finishers	0.0076%	51,372	67,297	0.01
51-7041	Sawing machine setters, operators, and tenders, wood	0.0034%	45,517	59,627	0.00
51-7042	Woodworking machine setters, operators, and tenders, except sawing	0.0025%	45,734	59,912	0.00
51-8021	Stationary engineers and boiler operators	0.0004%	73,541	96,339	0.00
51-8031	Water and wastewater treatment plant and system operators	0.0008%	84,321	110,461	0.00
51-9012	Separating, filtering, clarifying, precipitating, and still machine setters, operators, and tenders	0.0216%	64,459	84,441	0.02
51-9021	Crushing, grinding, and polishing machine setters, operators, and tenders	0.0013%	46,986	61,552	0.00
51-9022	Grinding and polishing workers, hand	0.0038%	47,493	62,216	0.00
51-9023	Mixing and blending machine setters, operators, and tenders	0.0025%	54,000	70,740	0.00
51-9031	Cutters and trimmers, hand	0.0004%	39,310	51,496	0.00
51-9032	Cutting and slicing machine setters, operators, and tenders	0.0030%	46,831	61,349	0.00
51-9061	Inspectors, testers, sorters, samplers, and weighers	0.0703%	56,628	74,183	0.07
51-9071	Jewelers and precious stone and metal workers	0.0064%	59,234	77,597	0.01
51-9111	Packaging and filling machine operators and tenders	0.0085%	44,400	58,164	0.01
51-9123	Painting, coating, and decorating workers	0.0021%	53,038	69,480	0.00
51-9124	Coating, painting, and spraying machine setters, operators, and tenders	0.1407%	57,641	75,510	0.14
51-9151	Photographic process workers and processing machine operators	0.0064%	48,259	63,219	0.01
51-9161	Computer numerically controlled tool operators	0.0047%	54,972	72,013	0.00
51-9162	Computer numerically controlled tool programmers	0.0004%	81,766	107,113	0.00
51-9192	Cleaning, washing, and metal pickling equipment operators and tenders	0.0008%	43,666	57,202	0.00
51-9194	Etchers and engravers	0.0076%	48,269	63,232	0.01
51-9195	Molders, shapers, and casters, except metal and plastic	0.0047%	53,038	69,480	0.00
51-9197	Tire builders	0.0017%	48,631	63,707	0.00
51-9198	Helpers--production workers	0.0398%	44,234	57,947	0.04
51-9199	Production workers, all other	0.0136%	46,521	60,943	0.01
53-1047	First-line supervisors of transportation and material moving workers, except	0.3957%	69,553	91,114	0.39
53-2012	Commercial pilots	0.0004%	161,474	211,531	0.00
53-3031	Driver/sales workers	1.1537%	48,650	63,732	1.12
53-3032	Heavy and tractor-trailer truck drivers	0.2496%	60,964	79,863	0.24
53-3033	Light truck drivers	0.9071%	50,711	66,431	0.88
53-3051	Bus drivers, school	0.0004%	56,810	74,421	0.00
53-3052	Bus drivers, transit and intercity	0.0064%	68,570	89,827	0.01
53-3053	Shuttle drivers and chauffeurs	0.1301%	44,977	58,920	0.13
53-3099	Motor vehicle operators, all other	0.0826%	52,521	68,803	0.08
53-5011	Sailors and marine oilers	0.0008%	64,427	84,399	0.00
53-5021	Captains, mates, and pilots of water vessels	0.0017%	95,520	125,131	0.00
53-5022	Motorboat operators	0.0008%	85,090	111,468	0.00
53-6021	Parking attendants	0.3834%	39,809	52,150	0.37
53-6031	Automotive and watercraft service attendants	0.2712%	42,257	55,357	0.26
53-6051	Transportation inspectors	0.0106%	89,515	117,265	0.01
53-6099	Transportation workers, all other	0.0038%	52,740	69,089	0.00
53-7011	Conveyor operators and tenders	0.0004%	44,548	58,358	0.00
53-7021	Crane and tower operators	0.0025%	69,940	91,621	0.00
53-7051	Industrial truck and tractor operators	0.1568%	50,794	66,540	0.15
53-7061	Cleaners of vehicles and equipment	1.1309%	40,238	52,712	1.10
53-7062	Laborers and freight, stock, and material movers, hand	1.1635%	45,354	59,414	1.13
53-7063	Machine feeders and offbearers	0.0064%	45,270	59,304	0.01
53-7064	Packers and packagers, hand	0.2207%	41,347	54,165	0.22
53-7065	Stockers and order fillers	4.7522%	44,653	58,495	4.63
53-7121	Tank car, truck, and ship loaders	0.0017%	62,815	82,288	0.00
53-7199	Material moving workers, all other	0.0398%	42,644	55,864	0.04

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
11-1011	Chief Executives	0.2424%	\$ 271,228	355,309	0.24
11-1021	General and operations managers	2.9963%	147,931	193,790	2.92
11-2011	Advertising and promotions managers	0.0352%	179,337	234,931	0.03
11-2021	Marketing managers	0.5694%	162,948	213,462	0.56
11-2022	Sales managers	0.5809%	146,743	192,233	0.57
11-2032	Public relations managers	0.0833%	170,640	223,538	0.08
11-2033	Fundraising managers	0.0089%	157,949	206,913	0.01
11-3012	Administrative services managers	0.2567%	116,567	152,703	0.25
11-3013	Facilities managers	0.0963%	116,229	152,260	0.09
11-3021	Computer and information systems managers	0.9995%	192,755	252,509	0.97
11-3031	Financial managers	1.3237%	181,815	238,178	1.29
11-3051	Industrial production managers	0.1000%	151,854	198,929	0.10
11-3061	Purchasing managers	0.0742%	137,063	179,553	0.07
11-3071	Transportation, storage, and distribution managers	0.0786%	119,199	156,151	0.08
11-3111	Compensation and benefits managers	0.0305%	170,671	223,579	0.03
11-3121	Human resources managers	0.2730%	158,799	208,027	0.27
11-3131	Training and development managers	0.0508%	124,771	163,450	0.05
11-9013	Farmers, ranchers, and other agricultural managers	0.0022%	116,608	152,756	0.00
11-9021	Construction managers	0.0823%	144,930	189,858	0.08
11-9031	Education and childcare administrators, preschool and daycare	0.0012%	78,657	103,041	0.00
11-9032	Education administrators, kindergarten through secondary	0.0030%	140,023	183,430	0.00
11-9033	Education administrators, postsecondary	0.0007%	141,888	185,873	0.00
11-9039	Education administrators, all other	0.0032%	134,892	176,709	0.00
11-9041	Architectural and engineering managers	0.2964%	180,207	236,071	0.29
11-9051	Food service managers	0.0601%	85,325	111,776	0.06
11-9071	Gambling managers	0.0002%	119,189	156,138	0.00
11-9072	Entertainment and recreation managers, except gambling	0.0039%	101,735	133,273	0.00
11-9081	Lodging managers	0.0042%	99,102	129,824	0.00
11-9111	Medical and health services managers	0.5033%	176,929	231,777	0.49
11-9121	Natural sciences managers	0.1461%	160,018	209,624	0.14
11-9141	Property, real estate, and community association managers	0.6263%	77,069	100,960	0.61
11-9151	Social and community service managers	0.0414%	88,736	116,244	0.04
11-9161	Emergency management directors	0.0015%	134,779	176,560	0.00
11-9179	Personal service managers, all other	0.0017%	83,287	109,106	0.00
11-9199	Managers, all other	0.6413%	163,398	214,051	0.63
13-1011	Agents and business managers of artists, performers, and athletes	0.0020%	139,767	183,095	0.00
13-1020	Buyers and purchasing agents	0.3215%	86,708	113,587	0.31
13-1031	Claims adjusters, examiners, and investigators	0.6539%	90,355	118,365	0.64
13-1032	Insurance appraisers, auto damage	0.0239%	84,946	111,279	0.02
13-1041	Compliance officers	0.3676%	91,574	119,962	0.36
13-1051	Cost estimators	0.0596%	93,888	122,993	0.06
13-1071	Human resources specialists	1.2025%	85,202	111,615	1.17
13-1075	Labor relations specialists	0.0148%	113,647	148,878	0.01
13-1081	Logisticians	0.2003%	90,887	119,062	0.20
13-1082	Project management specialists	1.2139%	113,637	148,864	1.18
13-1111	Management analysts	1.4782%	105,945	138,788	1.44

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
13-1121	Meeting, convention, and event planners	0.1022%	\$ 67,318	88,187	0.10
13-1131	Fundraisers	0.0345%	76,998	100,867	0.03
13-1141	Compensation, benefits, and job analysis specialists	0.1537%	89,801	117,639	0.15
13-1151	Training and development specialists	0.3974%	82,508	108,085	0.39
13-1161	Market research analysts and marketing specialists	1.2676%	85,622	112,165	1.24
13-1199	Business operations specialists, all other	1.0530%	98,232	128,684	1.03
13-2011	Accountants and auditors	2.2080%	100,465	131,609	2.15
13-2020	Property appraisers and assessors	0.0749%	109,089	142,907	0.07
13-2031	Budget analysts	0.0278%	109,294	143,175	0.03
13-2041	Credit analysts	0.1619%	82,867	108,556	0.16
13-2051	Financial and investment analysts	0.6593%	101,325	132,736	0.64
13-2052	Personal financial advisors	0.6672%	139,337	182,531	0.65
13-2053	Insurance underwriters	0.2858%	93,929	123,047	0.28
13-2054	Financial risk specialists	0.1215%	123,860	162,257	0.12
13-2061	Financial examiners	0.1188%	112,326	147,147	0.12
13-2071	Credit counselors	0.0234%	76,322	99,982	0.02
13-2072	Loan officers	0.7268%	102,503	134,279	0.71
13-2082	Tax preparers	0.2077%	72,460	94,923	0.20
13-2099	Financial specialists, all other	0.1449%	95,220	124,738	0.14
15-1211	Computer systems analysts	0.8842%	133,329	174,661	0.86
15-1212	Information security analysts	0.3550%	144,981	189,925	0.35
15-1221	Computer and information research scientists	0.0468%	193,081	252,936	0.05
15-1231	Computer network support specialists	0.2370%	86,475	113,282	0.23
15-1232	Computer user support specialists	0.9810%	82,365	107,898	0.96
15-1241	Computer network architects	0.3402%	157,931	206,890	0.33
15-1242	Database administrators	0.1155%	119,895	157,062	0.11
15-1243	Database architects	0.1116%	167,573	219,521	0.11
15-1244	Network and computer systems administrators	0.4780%	118,237	154,890	0.47
15-1251	Computer programmers	0.1946%	128,425	168,237	0.19
15-1252	Software developers	3.0868%	179,029	234,528	3.01
15-1253	Software quality assurance analysts and testers	0.3831%	136,760	179,156	0.37
15-1254	Web developers	0.1387%	125,160	163,960	0.14
15-1255	Web and digital interface designers	0.1646%	141,324	185,134	0.16
15-1299	Computer occupations, all other	0.5497%	130,465	170,909	0.54
15-2011	Actuaries	0.0697%	131,928	172,826	0.07
15-2021	Mathematicians	0.0010%	135,534	177,550	0.00
15-2031	Operations research analysts	0.1818%	94,933	124,362	0.18
15-2041	Statisticians	0.0379%	133,195	174,485	0.04
15-2051	Data scientists	0.3570%	144,734	189,602	0.35
15-2099	Mathematical science occupations, all other	0.0057%	143,034	187,375	0.01
17-1011	Architects, except landscape and naval	0.2481%	124,428	163,001	0.24
17-1012	Landscape architects	0.0281%	99,487	130,328	0.03
17-1021	Cartographers and photogrammetrists	0.0103%	103,917	136,131	0.01
17-1022	Surveyors	0.0995%	108,470	142,096	0.10
17-2011	Aerospace engineers	0.0648%	147,371	193,056	0.06
17-2021	Agricultural engineers	0.0002%	104,040	136,292	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
17-2031	Bioengineers and biomedical engineers	0.0278%	\$ 121,657	159,371	0.03
17-2041	Chemical engineers	0.0187%	123,862	162,259	0.02
17-2051	Civil engineers	0.4748%	118,577	155,336	0.46
17-2061	Computer hardware engineers	0.1668%	178,504	233,840	0.16
17-2071	Electrical engineers	0.2456%	151,790	198,845	0.24
17-2072	Electronics engineers, except computer	0.1604%	155,036	203,097	0.16
17-2081	Environmental engineers	0.0530%	121,894	159,681	0.05
17-2111	Health and safety engineers, except mining safety engineers and inspr	0.0202%	132,443	173,500	0.02
17-2112	Industrial engineers	0.3104%	124,614	163,244	0.30
17-2121	Marine engineers and naval architects	0.0059%	133,082	174,337	0.01
17-2131	Materials engineers	0.0276%	126,829	166,146	0.03
17-2141	Mechanical engineers	0.3213%	130,424	170,855	0.31
17-2151	Mining and geological engineers, including mining safety engineers	0.0081%	130,970	171,571	0.01
17-2171	Petroleum engineers	0.0136%	144,064	188,724	0.01
17-2199	Engineers, all other	0.1592%	140,149	183,595	0.16
17-3011	Architectural and civil drafters	0.2094%	76,637	100,394	0.20
17-3012	Electrical and electronics drafters	0.0291%	78,728	103,134	0.03
17-3013	Mechanical drafters	0.0399%	86,177	112,892	0.04
17-3021	Aerospace engineering and operations technologists and technicians	0.0123%	96,499	126,414	0.01
17-3022	Civil engineering technologists and technicians	0.0825%	83,622	109,545	0.08
17-3023	Electrical and electronic engineering technologists and technicians	0.1256%	87,629	114,794	0.12
17-3024	Electro-mechanical and mechatronics technologists and technicians	0.0202%	91,843	120,314	0.02
17-3025	Environmental engineering technologists and technicians	0.0207%	75,308	98,653	0.02
17-3026	Industrial engineering technologists and technicians	0.0737%	79,903	104,673	0.07
17-3027	Mechanical engineering technologists and technicians	0.0456%	83,076	108,830	0.04
17-3028	Calibration technologists and technicians	0.0170%	68,756	90,070	0.02
17-3029	Engineering technologists and technicians, except drafters, all other	0.0756%	85,023	111,380	0.07
17-3031	Surveying and mapping technicians	0.1022%	76,874	100,705	0.10
19-1011	Animal scientists	0.0015%	133,587	174,999	0.00
19-1012	Food scientists and technologists	0.0113%	92,523	121,205	0.01
19-1013	Soil and plant scientists	0.0143%	94,398	123,661	0.01
19-1021	Biochemists and biophysicists	0.0574%	141,509	185,377	0.06
19-1022	Microbiologists	0.0273%	114,003	149,344	0.03
19-1023	Zoologists and wildlife biologists	0.0071%	93,841	122,932	0.01
19-1029	Biological scientists, all other	0.0719%	125,077	163,851	0.07
19-1031	Conservation scientists	0.0034%	88,443	115,860	0.00
19-1032	Foresters	0.0025%	87,990	115,267	0.00
19-1041	Epidemiologists	0.0037%	105,483	138,183	0.00
19-1042	Medical scientists, except epidemiologists	0.1702%	133,236	174,539	0.17
19-1099	Life scientists, all other	0.0074%	140,366	183,879	0.01
19-2011	Astronomers	0.0027%	149,957	196,444	0.00
19-2012	Physicists	0.0254%	181,945	238,348	0.02
19-2021	Atmospheric and space scientists	0.0076%	122,162	160,032	0.01
19-2031	Chemists	0.0882%	108,749	142,461	0.09

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
19-2032	Materials scientists	0.0118%	\$ 139,232	182,394	0.01
19-2041	Environmental scientists and specialists, including health	0.0806%	105,442	138,129	0.08
19-2042	Geoscientists, except hydrologists and geographers	0.0352%	111,602	146,199	0.03
19-2043	Hydrologists	0.0054%	123,635	161,962	0.01
19-2099	Physical scientists, all other	0.0131%	143,415	187,874	0.01
19-3011	Economists	0.0153%	137,831	180,559	0.01
19-3022	Survey researchers	0.0131%	76,771	100,570	0.01
19-3032	Industrial-organizational psychologists	0.0012%	140,417	183,946	0.00
19-3033	Clinical and counseling psychologists	0.1146%	136,410	178,697	0.11
19-3034	School psychologists	0.0032%	113,147	148,223	0.00
19-3039	Psychologists, all other	0.0076%	138,418	181,328	0.01
19-3041	Sociologists	0.0025%	118,814	155,646	0.00
19-3051	Urban and regional planners	0.0128%	111,180	145,646	0.01
19-3091	Anthropologists and archeologists	0.0121%	79,254	103,823	0.01
19-3093	Historians	0.0010%	95,552	125,173	0.00
19-3094	Political scientists	0.0022%	131,310	172,016	0.00
19-3099	Social scientists and related workers, all other	0.0168%	106,812	139,924	0.02
19-4012	Agricultural technicians	0.0133%	48,924	64,090	0.01
19-4013	Food science technicians	0.0067%	56,187	73,605	0.01
19-4021	Biological technicians	0.0825%	69,302	90,786	0.08
19-4031	Chemical technicians	0.0549%	63,079	82,633	0.05
19-4042	Environmental science and protection technicians, including health	0.0426%	70,755	92,689	0.04
19-4043	Geological technicians, except hydrologic technicians	0.0143%	88,629	116,104	0.01
19-4044	Hydrologic technicians	0.0010%	72,063	94,403	0.00
19-4051	Nuclear technicians	0.0017%	86,949	113,903	0.00
19-4061	Social science research assistants	0.0342%	75,833	99,341	0.03
19-4071	Forest and conservation technicians	0.0032%	62,616	82,027	0.00
19-4092	Forensic science technicians	0.0030%	101,372	132,797	0.00
19-4099	Life, physical, and social science technicians, all other	0.0574%	75,916	99,450	0.06
19-5011	Occupational health and safety specialists	0.0754%	108,718	142,421	0.07
19-5012	Occupational health and safety technicians	0.0143%	67,448	88,357	0.01
21-1012	Educational, guidance, and career counselors and advisors	0.0126%	88,412	115,820	0.01
21-1013	Marriage and family therapists	0.0779%	71,888	94,173	0.08
21-1015	Rehabilitation counselors	0.0153%	48,914	64,077	0.01
21-1018	Substance abuse, behavioral disorder, and mental health counselors	0.4114%	68,993	90,381	0.40
21-1019	Counselors, all other	0.0283%	51,675	67,694	0.03
21-1021	Child, family, and school social workers	0.0463%	71,434	93,579	0.05
21-1022	Healthcare social workers	0.1020%	96,015	125,780	0.10
21-1023	Mental health and substance abuse social workers	0.1099%	83,787	109,761	0.11
21-1029	Social workers, all other	0.0074%	74,504	97,600	0.01
21-1091	Health education specialists	0.0419%	78,770	103,189	0.04
21-1092	Probation officers and correctional treatment specialists	0.0022%	105,318	137,967	0.00
21-1093	Social and human service assistants	0.1099%	53,220	69,718	0.11
21-1094	Community health workers	0.0429%	59,608	78,086	0.04
21-1099	Community and social service specialists, all other	0.0204%	57,877	75,819	0.02
21-2011	Clergy	0.0039%	85,785	112,378	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
21-2021	Directors, religious activities and education	0.0005%	\$ 79,171	103,714	0.00
21-2099	Religious workers, all other	0.0002%	54,395	71,257	0.00
23-1011	Lawyers	1.3287%	220,320	288,619	1.30
23-2011	Paralegals and legal assistants	0.7487%	81,603	106,900	0.73
23-2093	Title examiners, abstractors, and searchers	0.1192%	87,094	114,093	0.12
23-2099	Legal support workers, all other	0.0416%	86,527	113,350	0.04
25-1042	Biological science teachers, postsecondary	0.0010%	136,914	179,357	0.00
25-1071	Health specialties teachers, postsecondary	0.0034%	134,905	176,726	0.00
25-2011	Preschool teachers, except special education	0.0027%	51,665	67,681	0.00
25-2051	Special education teachers, preschool	0.0034%	85,322	111,772	0.00
25-2052	Special education teachers, kindergarten and elementary school	0.0007%	92,265	120,867	0.00
25-2058	Special education teachers, secondary school	0.0005%	108,450	142,070	0.00
25-2059	Special education teachers, all other	0.0059%	93,532	122,527	0.01
25-3011	Adult basic education, adult secondary education, and english as a se	0.0010%	98,611	129,180	0.00
25-3021	Self-enrichment teachers	0.0047%	61,400	80,434	0.00
25-3031	Substitute teachers, short-term	0.1025%	57,939	75,900	0.10
25-3041	Tutors	0.0052%	50,882	66,655	0.01
25-3099	Teachers and instructors, all other	0.0106%	87,804	115,023	0.01
25-4011	Archivists	0.0042%	72,722	95,266	0.00
25-4012	Curators	0.0007%	86,475	113,282	0.00
25-4022	Librarians and media collections specialists	0.0219%	93,677	122,717	0.02
25-4031	Library technicians	0.0113%	54,302	71,136	0.01
25-9021	Farm and home management educators	0.0007%	92,554	121,246	0.00
25-9031	Instructional coordinators	0.0150%	100,723	131,947	0.01
25-9045	Teaching assistants, except postsecondary	0.0069%	46,442	60,839	0.01
25-9099	Educational instruction and library workers, all other	0.0027%	69,034	90,435	0.00
27-1011	Art directors	0.0857%	152,532	199,817	0.08
27-1012	Craft artists	0.0015%	89,298	116,980	0.00
27-1013	Fine artists, including painters, sculptors, and illustrators	0.0039%	117,454	153,865	0.00
27-1014	Special effects artists and animators	0.0485%	137,646	180,316	0.05
27-1019	Artists and related workers, all other	0.0030%	98,179	128,614	0.00
27-1021	Commercial and industrial designers	0.0281%	97,200	127,332	0.03
27-1023	Floral designers	0.0030%	44,082	57,747	0.00
27-1024	Graphic designers	0.2604%	82,262	107,763	0.25
27-1025	Interior designers	0.1089%	84,034	110,085	0.11
27-1026	Merchandise displayers and window trimmers	0.0589%	45,061	59,030	0.06
27-1027	Set and exhibit designers	0.0086%	88,113	115,428	0.01
27-1029	Designers, all other	0.0094%	94,099	123,270	0.01
27-2012	Producers and directors	0.1865%	137,007	179,479	0.18
27-2023	Umpires, referees, and other sports officials	0.0005%	42,475	55,642	0.00
27-2041	Music directors and composers	0.0025%	118,906	155,767	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
27-3023	News analysts, reporters, and journalists	0.0067%	\$ 134,514	176,213	0.01
27-3031	Public relations specialists	0.2865%	90,421	118,452	0.28
27-3041	Editors	0.0776%	106,503	139,519	0.08
27-3042	Technical writers	0.0798%	112,684	147,616	0.08
27-3043	Writers and authors	0.0567%	111,922	146,618	0.06
27-3091	Interpreters and translators	0.0606%	72,042	94,375	0.06
27-3092	Court reporters and simultaneous captioners	0.0091%	101,352	132,771	0.01
27-3099	Media and communication workers, all other	0.0241%	125,438	164,324	0.02
27-4011	Audio and video technicians	0.0562%	74,484	97,574	0.05
27-4012	Broadcast technicians	0.0148%	108,202	141,745	0.01
27-4014	Sound engineering technicians	0.0177%	85,857	112,473	0.02
27-4015	Lighting technicians	0.0079%	84,549	110,759	0.01
27-4021	Photographers	0.0769%	77,791	101,906	0.07
27-4031	Camera operators, television, video, and film	0.0323%	83,684	109,626	0.03
27-4032	Film and video editors	0.0515%	104,669	137,116	0.05
27-4099	Media and communication equipment workers, all other	0.0091%	80,933	106,022	0.01
29-1021	Dentists, general	0.2895%	187,209	245,244	0.28
29-1022	Oral and maxillofacial surgeons	0.0089%	228,520	299,361	0.01
29-1023	Orthodontists	0.0153%	214,767	281,345	0.01
29-1029	Dentists, all other specialists	0.0084%	257,150	336,867	0.01
29-1031	Dietitians and nutritionists	0.0668%	87,114	114,119	0.07
29-1041	Optometrists	0.0850%	141,478	185,336	0.08
29-1051	Pharmacists	0.0855%	162,031	212,261	0.08
29-1071	Physician assistants	0.2525%	158,610	207,779	0.25
29-1081	Podiatrists	0.0187%	193,421	253,382	0.02
29-1122	Occupational therapists	0.1259%	116,980	153,244	0.12
29-1123	Physical therapists	0.2883%	117,722	154,216	0.28
29-1124	Radiation therapists	0.0136%	157,663	206,539	0.01
29-1125	Recreational therapists	0.0027%	92,368	121,002	0.00
29-1126	Respiratory therapists	0.0251%	106,173	139,087	0.02
29-1127	Speech-language pathologists	0.1136%	115,414	151,192	0.11
29-1128	Exercise physiologists	0.0049%	51,201	67,073	0.00
29-1129	Therapists, all other	0.0150%	92,420	121,070	0.01
29-1131	Veterinarians	0.1806%	163,401	214,055	0.18
29-1141	Registered nurses	1.5844%	141,849	185,822	1.54
29-1151	Nurse anesthetists	0.0756%	258,499	338,634	0.07
29-1161	Nurse midwives	0.0126%	189,290	247,970	0.01
29-1171	Nurse practitioners	0.4602%	166,419	218,009	0.45
29-1181	Audiologists	0.0214%	109,799	143,837	0.02
29-1211	Anesthesiologists	0.0680%	466,611	611,260	0.07
29-1212	Cardiologists	0.0266%	400,874	525,145	0.03
29-1213	Dermatologists	0.0283%	322,794	422,860	0.03

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
29-1214	Emergency medicine physicians	0.0577%	\$ 218,713	286,514	0.06
29-1215	Family medicine physicians	0.2121%	259,241	339,606	0.21
29-1216	General internal medicine physicians	0.0981%	283,420	371,280	0.10
29-1217	Neurologists	0.0155%	199,860	261,817	0.02
29-1218	Obstetricians and gynecologists	0.0377%	294,093	385,262	0.04
29-1221	Pediatricians, general	0.0638%	214,973	281,615	0.06
29-1222	Physicians, pathologists	0.0192%	272,438	356,894	0.02
29-1223	Psychiatrists	0.0288%	296,977	389,040	0.03
29-1224	Radiologists	0.0618%	268,904	352,264	0.06
29-1229	Physicians, all other	0.3730%	257,201	336,933	0.36
29-1241	Ophthalmologists, except pediatric	0.0266%	334,065	437,625	0.03
29-1242	Orthopedic surgeons, except pediatric	0.0303%	356,523	467,045	0.03
29-1249	Surgeons, all other	0.0434%	350,538	459,205	0.04
29-1291	Acupuncturists	0.0209%	85,857	112,473	0.02
29-1292	Dental hygienists	0.5147%	121,904	159,694	0.50
29-1299	Healthcare diagnosing or treating practitioners, all other	0.0074%	125,582	164,512	0.01
29-2010	Clinical laboratory technologists and technicians	0.3516%	75,782	99,274	0.34
29-2031	Cardiovascular technologists and technicians	0.0264%	92,492	121,165	0.03
29-2032	Diagnostic medical sonographers	0.0796%	126,375	165,551	0.08
29-2033	Nuclear medicine technologists	0.0103%	148,854	194,999	0.01
29-2034	Radiologic technologists and technicians	0.1872%	106,266	139,208	0.18
29-2035	Magnetic resonance imaging technologists	0.0382%	118,144	154,769	0.04
29-2042	Emergency medical technicians	0.0204%	53,674	70,313	0.02
29-2043	Paramedics	0.0069%	71,980	94,294	0.01
29-2051	Dietetic technicians	0.0032%	46,256	60,595	0.00
29-2052	Pharmacy technicians	0.0759%	57,393	75,185	0.07
29-2053	Psychiatric technicians	0.0865%	66,778	87,479	0.08
29-2055	Surgical technologists	0.0796%	78,471	102,797	0.08
29-2056	Veterinary technologists and technicians	0.2811%	57,424	75,225	0.27
29-2057	Ophthalmic medical technicians	0.1673%	55,209	72,324	0.16
29-2061	Licensed practical and licensed vocational nurses	0.3829%	78,893	103,350	0.37
29-2072	Medical records specialists	0.2538%	66,005	86,467	0.25
29-2081	Opticians, dispensing	0.1027%	61,771	80,920	0.10
29-2091	Orthotists and prosthetists	0.0116%	95,943	125,685	0.01
29-2092	Hearing aid specialists	0.0012%	72,640	95,158	0.00
29-2099	Health technologists and technicians, all other	0.2308%	64,275	84,200	0.23
29-9021	Health information technologists and medical registrars	0.0308%	104,082	136,347	0.03
29-9091	Athletic trainers	0.0222%	75,040	98,302	0.02
29-9092	Genetic counselors	0.0030%	142,725	186,970	0.00
29-9093	Surgical assistants	0.0239%	57,362	75,144	0.02
29-9099	Healthcare practitioners and technical workers, all other	0.0241%	86,352	113,121	0.02
31-1120	Home health and personal care aides	0.1850%	36,305	47,560	0.18
31-1131	Nursing assistants	0.2449%	48,520	63,561	0.24
31-1132	Orderlies	0.0106%	52,107	68,260	0.01

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
31-1133	Psychiatric aides	0.0062%	\$ 51,819	67,883	0.01
31-2011	Occupational therapy assistants	0.0564%	82,011	107,434	0.06
31-2012	Occupational therapy aides	0.0052%	40,490	53,042	0.01
31-2021	Physical therapist assistants	0.1456%	80,094	104,923	0.14
31-2022	Physical therapist aides	0.0830%	39,614	51,894	0.08
31-9011	Massage therapists	0.0729%	58,426	76,538	0.07
31-9091	Dental assistants	0.8891%	54,086	70,853	0.87
31-9092	Medical assistants	1.5009%	52,468	68,733	1.46
31-9093	Medical equipment preparers	0.0389%	63,683	83,425	0.04
31-9094	Medical transcriptionists	0.1040%	44,953	58,888	0.10
31-9095	Pharmacy aides	0.0096%	51,128	66,978	0.01
31-9096	Veterinary assistants and laboratory animal caretakers	0.2700%	43,964	57,593	0.26
31-9097	Phlebotomists	0.1542%	53,983	70,718	0.15
31-9099	Healthcare support workers, all other	0.0690%	56,890	74,526	0.07
33-1011	First-line supervisors of correctional officers	0.0032%	121,418	159,058	0.00
33-1021	First-line supervisors of firefighting and prevention workers	0.0074%	138,839	181,879	0.01
33-1091	First-line supervisors of security workers	0.0808%	62,704	82,142	0.08
33-1099	First-line supervisors of protective service workers, all other	0.0064%	77,084	100,980	0.01
33-2011	Firefighters	0.0490%	90,597	118,682	0.05
33-2021	Fire inspectors and investigators	0.0025%	101,514	132,983	0.00
33-3012	Correctional officers and jailers	0.0310%	91,278	119,574	0.03
33-3041	Parking enforcement workers	0.0005%	67,878	88,920	0.00
33-9021	Private detectives and investigators	0.0237%	65,848	86,261	0.02
33-9031	Gambling surveillance officers and gambling investigators	0.0002%	43,613	57,133	0.00
33-9032	Security guards	1.9949%	46,324	60,684	1.94
33-9091	Crossing guards and flaggers	0.1005%	56,272	73,716	0.10
33-9092	Lifeguards, ski patrol, and other recreational protective service workers	0.0062%	39,624	51,907	0.01
33-9094	School bus monitors	0.0010%	40,748	53,380	0.00
33-9099	Protective service workers, all other	0.0239%	47,170	61,793	0.02
35-1011	Chefs and head cooks	0.0574%	69,219	90,677	0.06
35-1012	First-line supervisors of food preparation and serving workers	0.1466%	49,231	64,493	0.14
35-2011	Cooks, fast food	0.0118%	36,892	48,329	0.01
35-2012	Cooks, institution and cafeteria	0.1934%	47,675	62,454	0.19
35-2014	Cooks, restaurant	0.0835%	43,964	57,593	0.08
35-2015	Cooks, short order	0.0237%	40,737	53,365	0.02
35-2019	Cooks, all other	0.0148%	40,665	53,271	0.01
35-2021	Food preparation workers	0.1629%	40,377	52,894	0.16
35-3011	Bartenders	0.0788%	42,418	55,568	0.08
35-3023	Fast food and counter workers	0.4597%	37,800	49,518	0.45
35-3031	Waiters and waitresses	0.1855%	44,531	58,336	0.18
35-3041	Food servers, nonrestaurant	0.1072%	42,438	55,594	0.10
35-9011	Dining room and cafeteria attendants and bartender helpers	0.0776%	38,552	50,503	0.08
35-9021	Dishwashers	0.0951%	38,964	51,043	0.09
35-9031	Hosts and hostesses, restaurant, lounge, and coffee shop	0.0160%	39,892	52,259	0.02
35-9099	Food preparation and serving related workers, all other	0.0241%	41,521	54,393	0.02
37-1011	First-line supervisors of housekeeping and janitorial workers	0.1791%	59,714	78,225	0.17

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
37-1012	First-line supervisors of landscaping, lawn service, and groundskeeping	0.2143%	\$ 65,683	86,045	0.21
37-2011	Janitors and cleaners, except maids and housekeeping cleaners	2.7320%	43,149	56,525	2.66
37-2012	Maids and housekeeping cleaners	0.4528%	44,912	58,835	0.44
37-2019	Building cleaning workers, all other	0.0234%	44,613	58,443	0.02
37-2021	Pest control workers	0.2272%	47,788	62,602	0.22
37-3011	Landscaping and groundskeeping workers	1.5098%	46,056	60,333	1.47
37-3012	Pesticide handlers, sprayers, and applicators, vegetation	0.0308%	49,108	64,331	0.03
37-3013	Tree trimmers and pruners	0.1074%	67,435	88,340	0.10
37-3019	Grounds maintenance workers, all other	0.0111%	52,612	68,922	0.01
39-1014	First-line supervisors of entertainment and recreation workers, except	0.0214%	55,364	72,527	0.02
39-1022	First-line supervisors of personal service workers	0.0108%	56,354	73,824	0.01
39-2011	Animal trainers	0.0015%	47,633	62,399	0.00
39-2021	Animal caretakers	0.1015%	40,933	53,622	0.10
39-3021	Motion picture projectionists	0.0052%	99,565	130,430	0.01
39-3031	Ushers, lobby attendants, and ticket takers	0.1663%	37,593	49,247	0.16
39-3091	Amusement and recreation attendants	0.0140%	37,779	49,490	0.01
39-3092	Costume attendants	0.0042%	72,558	95,051	0.00
39-3093	Locker room, coatroom, and dressing room attendants	0.0020%	44,294	58,025	0.00
39-3099	Entertainment attendants and related workers, all other	0.0015%	40,603	53,190	0.00
39-4021	Funeral attendants	0.0005%	43,521	57,013	0.00
39-5012	Hairdressers, hairstylists, and cosmetologists	0.0069%	48,035	62,926	0.01
39-5091	Makeup artists, theatrical and performance	0.0034%	102,586	134,388	0.00
39-5094	Skincare specialists	0.0234%	55,839	73,149	0.02
39-6011	Baggage porters and bellhops	0.0052%	40,861	53,528	0.01
39-6012	Concierges	0.0293%	44,335	58,079	0.03
39-7010	Tour and travel guides	0.0030%	46,067	60,348	0.00
39-9011	Childcare workers	0.0074%	41,294	54,095	0.01
39-9031	Exercise trainers and group fitness instructors	0.0118%	63,230	82,831	0.01
39-9032	Recreation workers	0.0136%	42,170	55,243	0.01
39-9041	Residential advisors	0.0113%	49,190	64,439	0.01
39-9099	Personal care and service workers, all other	0.0027%	44,541	58,349	0.00
41-1011	First-line supervisors of retail sales workers	0.0769%	56,699	74,276	0.07
41-1012	First-line supervisors of non-retail sales workers	0.2481%	100,871	132,141	0.24
41-2011	Cashiers	0.1407%	38,747	50,759	0.14
41-2021	Counter and rental clerks	0.2981%	48,286	63,255	0.29
41-2022	Parts salespersons	0.0032%	47,118	61,725	0.00
41-2031	Retail salespersons	0.2313%	43,149	56,525	0.23
41-3011	Advertising sales agents	0.1592%	85,596	112,131	0.16
41-3021	Insurance sales agents	1.1658%	92,221	120,810	1.14
41-3031	Securities, commodities, and financial services sales agents	1.1860%	104,478	136,866	1.16
41-3041	Travel agents	0.0012%	58,621	76,794	0.00
41-3091	Sales representatives of services, except advertising, insurance, financ	1.5154%	96,241	126,076	1.48
41-4011	Sales representatives, wholesale and manufacturing, technical and sci	0.1850%	139,669	182,966	0.18
41-4012	Sales representatives, wholesale and manufacturing, except technical	0.2575%	87,187	114,215	0.25
41-9011	Demonstrators and product promoters	0.0503%	47,924	62,780	0.05
41-9012	Models	0.0002%	86,485	113,295	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
41-9021	Real estate brokers	0.1220%	\$ 102,607	134,415	0.12
41-9022	Real estate sales agents	0.4250%	75,312	98,659	0.41
41-9031	Sales engineers	0.0749%	151,503	198,469	0.07
41-9041	Telemarketers	0.1658%	42,447	55,606	0.16
41-9091	Door-to-door sales workers, news and street vendors, and related work	0.0069%	41,682	54,603	0.01
41-9099	Sales and related workers, all other	0.0988%	67,716	88,708	0.10
43-1011	First-line supervisors of office and administrative support workers	1.7278%	77,987	102,163	1.68
43-2011	Switchboard operators, including answering service	0.0544%	54,302	71,136	0.05
43-2021	Telephone operators	0.0039%	58,470	76,596	0.00
43-3011	Bill and account collectors	0.3442%	55,468	72,663	0.34
43-3021	Billing and posting clerks	0.6982%	55,014	72,068	0.68
43-3031	Bookkeeping, accounting, and auditing clerks	1.4891%	58,439	76,555	1.45
43-3051	Payroll and timekeeping clerks	0.1784%	63,658	83,392	0.17
43-3061	Procurement clerks	0.0288%	55,055	72,122	0.03
43-3071	Tellers	0.8581%	45,843	60,054	0.84
43-3099	Financial clerks, all other	0.0848%	58,789	77,014	0.08
43-4011	Brokerage clerks	0.1116%	69,074	90,487	0.11
43-4021	Correspondence clerks	0.0052%	54,570	71,487	0.01
43-4031	Court, municipal, and license clerks	0.0052%	63,958	83,785	0.01
43-4041	Credit authorizers, checkers, and clerks	0.0222%	48,247	63,204	0.02
43-4051	Customer service representatives	3.7165%	51,527	67,500	3.62
43-4061	Eligibility interviewers, government programs	0.0116%	63,204	82,797	0.01
43-4071	File clerks	0.1030%	48,154	63,082	0.10
43-4081	Hotel, motel, and resort desk clerks	0.0165%	40,603	53,190	0.02
43-4111	Interviewers, except eligibility and loan	0.1385%	53,786	70,460	0.13
43-4121	Library assistants, clerical	0.0190%	49,608	64,986	0.02
43-4131	Loan interviewers and clerks	0.4999%	56,045	73,419	0.49
43-4141	New accounts clerks	0.1022%	54,931	71,960	0.10
43-4151	Order clerks	0.0453%	48,030	62,919	0.04
43-4161	Human resources assistants, except payroll and timekeeping	0.0968%	56,561	74,095	0.09
43-4171	Receptionists and information clerks	1.4302%	44,275	58,000	1.39
43-4181	Reservation and transportation ticket agents and travel clerks	0.0089%	45,957	60,204	0.01
43-4199	Information and record clerks, all other	0.0636%	57,716	75,608	0.06
43-5011	Cargo and freight agents	0.0153%	59,016	77,311	0.01
43-5021	Couriers and messengers	0.0862%	44,420	58,190	0.08
43-5031	Public safety telecommunications	0.0017%	78,988	103,474	0.00
43-5032	Dispatchers, except police, fire, and ambulance	0.0717%	55,447	72,636	0.07
43-5041	Meter readers, utilities	0.0039%	74,242	97,257	0.00
43-5061	Production, planning, and expediting clerks	0.2902%	65,010	85,163	0.28
43-5071	Shipping, receiving, and inventory clerks	0.2806%	46,421	60,812	0.27
43-5111	Weighers, measurers, checkers, and samplers, recordkeeping	0.0163%	46,957	61,514	0.02
43-6011	Executive secretaries and executive administrative assistants	0.5415%	89,025	116,623	0.53
43-6012	Legal secretaries and administrative assistants	0.3262%	67,733	88,730	0.32
43-6013	Medical secretaries and administrative assistants	1.2641%	53,466	70,040	1.23
43-6014	Secretaries and administrative assistants, except legal, medical, and	1.4400%	55,323	72,473	1.40
43-9021	Data entry keyers	0.2037%	49,763	65,190	0.20

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
43-9022	Word processors and typists	0.0121%	\$ 52,373	68,609	0.01
43-9031	Desktop publishers	0.0025%	73,706	96,555	0.00
43-9041	Insurance claims and policy processing clerks	0.6258%	53,229	69,730	0.61
43-9051	Mail clerks and mail machine operators, except postal service	0.0995%	45,802	60,001	0.10
43-9061	Office clerks, general	2.0099%	50,217	65,784	1.96
43-9071	Office machine operators, except computer	0.0411%	48,876	64,028	0.04
43-9081	Proofreaders and copy markers	0.0062%	67,805	88,825	0.01
43-9111	Statistical assistants	0.0094%	75,449	98,838	0.01
43-9199	Office and administrative support workers, all other	0.1148%	55,158	72,257	0.11
45-1011	First-line supervisors of farming, fishing, and forestry workers	0.0042%	61,654	80,767	0.00
45-2011	Agricultural inspectors	0.0022%	58,638	76,816	0.00
45-2041	Graders and sorters, agricultural products	0.0027%	36,886	48,321	0.00
45-2091	Agricultural equipment operators	0.0012%	41,062	53,791	0.00
45-2092	Farmworkers and laborers, crop, nursery, and greenhouse	0.0298%	37,625	49,289	0.03
45-2093	Farmworkers, farm, ranch, and aquacultural animals	0.0030%	45,576	59,705	0.00
45-2099	Agricultural workers, all other	0.0012%	57,509	75,337	0.00
45-4021	Fallers	0.0034%	90,045	117,959	0.00
45-4023	Log graders and scalers	0.0007%	51,127	66,976	0.00
47-1011	First-line supervisors of construction trades and extraction workers	0.0700%	98,673	129,262	0.07
47-2011	Boilermakers	0.0015%	104,019	136,265	0.00
47-2021	Brickmasons and blockmasons	0.0022%	69,083	90,499	0.00
47-2022	Stonemasons	0.0002%	65,594	85,928	0.00
47-2031	Carpenters	0.0665%	75,280	98,617	0.06
47-2041	Carpet installers	0.0002%	57,365	75,148	0.00
47-2042	Floor layers, except carpet, wood, and hard tiles	0.0002%	65,307	85,552	0.00
47-2043	Floor sanders and finishers	0.0002%	67,851	88,885	0.00
47-2044	Tile and stone setters	0.0002%	61,449	80,498	0.00
47-2051	Cement masons and concrete finishers	0.0131%	70,663	92,569	0.01
47-2061	Construction laborers	0.1897%	63,316	82,944	0.18
47-2071	Paving, surfacing, and tamping equipment operators	0.0017%	86,515	113,335	0.00
47-2073	Operating engineers and other construction equipment operators	0.0448%	90,783	118,926	0.04
47-2081	Drywall and ceiling tile installers	0.0017%	77,014	100,888	0.00
47-2111	Electricians	0.0976%	86,525	113,348	0.10
47-2121	Glaziers	0.0007%	73,546	96,345	0.00
47-2131	Insulation workers, floor, ceiling, and wall	0.0007%	67,667	88,644	0.00
47-2132	Insulation workers, mechanical	0.0002%	106,071	138,953	0.00
47-2141	Painters, construction and maintenance	0.0283%	62,608	82,016	0.03
47-2142	Paperhangers	0.0020%	61,685	80,807	0.00
47-2151	Pipelayers	0.0010%	75,629	99,074	0.00
47-2152	Plumbers, pipefitters, and steamfitters	0.0431%	77,260	101,211	0.04
47-2171	Reinforcing iron and rebar workers	0.0022%	67,831	88,859	0.00
47-2181	Roofers	0.0012%	70,796	92,743	0.00
47-2211	Sheet metal workers	0.0005%	88,331	115,714	0.00
47-2221	Structural iron and steel workers	0.0020%	79,897	104,665	0.00
47-2231	Solar photovoltaic installers	0.0089%	58,176	76,211	0.01
47-3012	Helpers--carpenters	0.0027%	48,778	63,899	0.00

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
47-3013	Helpers--electricians	0.0042%	\$ 45,176	59,181	0.00
47-3014	Helpers--painters, paperhangers, plasterers, and stucco masons	0.0005%	47,690	62,474	0.00
47-3015	Helpers--pipelayers, plumbers, pipefitters, and steamfitters	0.0012%	48,706	63,805	0.00
47-3019	Helpers, construction trades, all other	0.0015%	49,824	65,269	0.00
47-4011	Construction and building inspectors	0.1377%	98,971	129,652	0.13
47-4031	Fence erectors	0.0002%	50,922	66,708	0.00
47-4041	Hazardous materials removal workers	0.0081%	59,941	78,523	0.01
47-4051	Highway maintenance workers	0.0020%	61,788	80,942	0.00
47-4071	Septic tank servicers and sewer pipe cleaners	0.0012%	53,261	69,772	0.00
47-4090	Miscellaneous construction and related workers	0.0064%	77,978	102,151	0.01
47-5012	Rotary drill operators, oil and gas	0.0005%	71,135	93,187	0.00
47-5013	Service unit operators, oil and gas	0.0002%	63,593	83,307	0.00
47-5022	Excavating and loading machine and dragline operators, surface mining	0.0002%	78,963	103,442	0.00
47-5023	Earth drillers, except oil and gas	0.0039%	64,845	84,947	0.00
47-5032	Explosives workers, ordnance handling experts, and blasters	0.0005%	75,947	99,491	0.00
47-5049	Underground mining machine operators, all other	0.0002%	67,421	88,322	0.00
47-5071	Roustabouts, oil and gas	0.0005%	66,179	86,694	0.00
47-5081	Helpers--extraction workers	0.0010%	57,078	74,772	0.00
49-1011	First-line supervisors of mechanics, installers, and repairers	0.2506%	95,440	125,026	0.24
49-2011	Computer, automated teller, and office machine repairers	0.0283%	55,069	72,140	0.03
49-2021	Radio, cellular, and tower equipment installers and repairers	0.0106%	84,238	110,352	0.01
49-2022	Telecommunications equipment installers and repairers, except line installers	0.2961%	76,483	100,193	0.29
49-2091	Avionics technicians	0.0037%	93,389	122,340	0.00
49-2092	Electric motor, power tool, and related repairers	0.0052%	66,364	86,937	0.01
49-2093	Electrical and electronics installers and repairers, transportation equipment	0.0005%	89,620	117,402	0.00
49-2094	Electrical and electronics repairers, commercial and industrial equipment	0.0271%	76,254	99,893	0.03
49-2095	Electrical and electronics repairers, powerhouse, substation, and relay	0.0042%	119,268	156,241	0.00
49-2097	Audiovisual equipment installers and repairers	0.0042%	68,374	89,570	0.00
49-2098	Security and fire alarm systems installers	0.1330%	70,986	92,992	0.13
49-3011	Aircraft mechanics and service technicians	0.0177%	85,082	111,457	0.02
49-3021	Automotive body and related repairers	0.0020%	63,054	82,601	0.00
49-3022	Automotive glass installers and repairers	0.0002%	51,540	67,517	0.00
49-3023	Automotive service technicians and mechanics	0.0222%	63,939	83,760	0.02
49-3031	Bus and truck mechanics and diesel engine specialists	0.0148%	72,715	95,257	0.01
49-3041	Farm equipment mechanics and service technicians	0.0015%	58,297	76,369	0.00
49-3042	Mobile heavy equipment mechanics, except engines	0.0138%	84,155	110,243	0.01
49-3051	Motorboat mechanics and service technicians	0.0002%	63,876	83,678	0.00
49-3053	Outdoor power equipment and other small engine mechanics	0.0143%	51,478	67,436	0.01
49-3093	Tire repairers and changers	0.0017%	43,816	57,399	0.00
49-9012	Control and valve installers and repairers, except mechanical door	0.0064%	96,481	126,390	0.01
49-9021	Heating, air conditioning, and refrigeration mechanics and installers	0.0392%	72,923	95,529	0.04
49-9031	Home appliance repairers	0.0012%	52,571	68,868	0.00
49-9041	Industrial machinery mechanics	0.0623%	74,109	97,083	0.06
49-9043	Maintenance workers, machinery	0.0128%	68,550	89,801	0.01
49-9044	Millwrights	0.0047%	71,778	94,029	0.00
49-9051	Electrical power-line installers and repairers	0.0030%	116,551	152,682	0.00

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
49-9052	Telecommunications line installers and repairers	0.1594%	\$ 81,657	106,971	0.16
49-9062	Medical equipment repairers	0.0241%	81,397	106,630	0.02
49-9069	Precision instrument and equipment repairers, all other	0.0034%	71,372	93,497	0.00
49-9071	Maintenance and repair workers, general	1.1986%	59,161	77,501	1.17
49-9081	Wind turbine service technicians	0.0012%	98,188	128,626	0.00
49-9091	Coin, vending, and amusement machine servicers and repairers	0.0039%	52,352	68,581	0.00
49-9092	Commercial divers	0.0032%	139,818	183,162	0.00
49-9094	Locksmiths and safe repairers	0.0256%	65,188	85,396	0.02
49-9096	Riggers	0.0079%	92,056	120,593	0.01
49-9098	Helpers—installation, maintenance, and repair workers	0.0177%	44,316	58,054	0.02
49-9099	Installation, maintenance, and repair workers, all other	0.0870%	56,693	74,268	0.08
51-1011	First-line supervisors of production and operating workers	0.1673%	82,179	107,654	0.16
51-2011	Aircraft structure, surfaces, rigging, and systems assemblers	0.0054%	64,221	84,130	0.01
51-2021	Coil winders, tapers, and finishers	0.0118%	47,162	61,782	0.01
51-2028	Electrical, electronic, and electromechanical assemblers, except coil	0.4055%	50,824	66,579	0.40
51-2031	Engine and other machine assemblers	0.0057%	51,000	66,810	0.01
51-2041	Structural metal fabricators and fitters	0.0099%	57,776	75,687	0.01
51-2051	Fiberglass laminators and fabricators	0.0010%	53,079	69,533	0.00
51-2090	Miscellaneous assemblers and fabricators	0.8473%	47,948	62,812	0.83
51-3011	Bakers	0.0123%	42,083	55,129	0.01
51-3021	Butchers and meat cutters	0.0010%	44,421	58,192	0.00
51-3022	Meat, poultry, and fish cutters and trimmers	0.0140%	38,886	50,941	0.01
51-3023	Slaughterers and meat packers	0.0039%	40,966	53,665	0.00
51-3091	Food and tobacco roasting, baking, and drying machine operators and	0.0007%	46,397	60,780	0.00
51-3092	Food batchmakers	0.0301%	42,703	55,941	0.03
51-3093	Food cooking machine operators and tenders	0.0025%	43,190	56,579	0.00
51-3099	Food processing workers, all other	0.0128%	42,310	55,426	0.01
51-4021	Extruding and drawing machine setters, operators, and tenders, metal	0.0057%	47,028	61,607	0.01
51-4022	Forging machine setters, operators, and tenders, metal and plastic	0.0010%	55,738	73,017	0.00
51-4023	Rolling machine setters, operators, and tenders, metal and plastic	0.0007%	52,469	68,734	0.00
51-4031	Cutting, punching, and press machine setters, operators, and tenders,	0.0266%	49,583	64,954	0.03
51-4032	Drilling and boring machine tool setters, operators, and tenders, metal	0.0015%	53,545	70,144	0.00
51-4033	Grinding, lapping, polishing, and buffing machine tool setters, operator	0.0145%	46,997	61,566	0.01
51-4034	Lathe and turning machine tool setters, operators, and tenders, metal	0.0037%	53,100	69,561	0.00
51-4035	Milling and planing machine setters, operators, and tenders, metal and	0.0034%	58,448	76,567	0.00
51-4041	Machinists	0.0921%	62,359	81,690	0.09
51-4051	Metal-refining furnace operators and tenders	0.0002%	55,676	72,936	0.00
51-4052	Pourers and casters, metal	0.0002%	44,110	57,784	0.00
51-4061	Model makers, metal and plastic	0.0015%	80,969	106,069	0.00
51-4071	Foundry mold and coremakers	0.0012%	42,600	55,806	0.00
51-4072	Molding, coremaking, and casting machine setters, operators, and ten	0.0200%	47,700	62,487	0.02
51-4081	Multiple machine tool setters, operators, and tenders, metal and plasti	0.0793%	45,807	60,007	0.08
51-4111	Tool and die makers	0.0084%	71,969	94,279	0.01
51-4121	Welders, cutters, solderers, and brazers	0.0742%	61,210	80,185	0.07
51-4122	Welding, soldering, and brazing machine setters, operators, and tende	0.0123%	51,331	67,244	0.01

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Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-4191	Heat treating equipment setters, operators, and tenders, metal and plastic	0.0049%	\$ 52,324	68,544	0.00
51-4192	Layout workers, metal and plastic	0.0002%	69,734	91,352	0.00
51-4193	Plating machine setters, operators, and tenders, metal and plastic	0.0071%	47,710	62,500	0.01
51-4194	Tool grinders, filers, and sharpeners	0.0002%	52,759	69,114	0.00
51-4199	Metal workers and plastic workers, all other	0.0113%	47,234	61,877	0.01
51-5111	Prepress technicians and workers	0.0062%	54,176	70,971	0.01
51-5112	Printing press operators	0.0439%	48,972	64,153	0.04
51-5113	Print binding and finishing workers	0.0071%	46,386	60,766	0.01
51-6011	Laundry and dry-cleaning workers	0.0374%	39,093	51,212	0.04
51-6021	Pressers, textile, garment, and related materials	0.0007%	38,514	50,453	0.00
51-6031	Sewing machine operators	0.0227%	38,721	50,725	0.02
51-6052	Tailors, dressmakers, and custom sewers	0.0005%	53,059	69,507	0.00
51-6061	Textile bleaching and dyeing machine operators and tenders	0.0002%	37,893	49,640	0.00
51-6062	Textile cutting machine setters, operators, and tenders	0.0015%	40,903	53,583	0.00
51-6063	Textile knitting and weaving machine setters, operators, and tenders	0.0007%	39,672	51,970	0.00
51-6064	Textile winding, twisting, and drawing out machine setters, operators, and tenders	0.0010%	39,114	51,239	0.00
51-6091	Extruding and forming machine setters, operators, and tenders, synthetic rubber, plastic, and glass	0.0005%	50,545	66,214	0.00
51-6092	Fabric and apparel patternmakers	0.0007%	73,034	95,675	0.00
51-6093	Upholsterers	0.0010%	50,576	66,255	0.00
51-6099	Textile, apparel, and furnishings workers, all other	0.0042%	39,507	51,754	0.00
51-7011	Cabinetmakers and bench carpenters	0.0010%	51,755	67,799	0.00
51-7021	Furniture finishers	0.0002%	51,372	67,297	0.00
51-7041	Sawing machine setters, operators, and tenders, wood	0.0027%	45,517	59,627	0.00
51-7042	Woodworking machine setters, operators, and tenders, except sawing	0.0030%	45,734	59,912	0.00
51-7099	Woodworkers, all other	0.0010%	45,217	59,234	0.00
51-8012	Power distributors and dispatchers	0.0022%	127,490	167,012	0.00
51-8013	Power plant operators	0.0012%	106,200	139,122	0.00
51-8021	Stationary engineers and boiler operators	0.0081%	73,541	96,339	0.01
51-8031	Water and wastewater treatment plant and system operators	0.0076%	84,321	110,461	0.01
51-8092	Gas plant operators	0.0010%	114,972	150,613	0.00
51-8093	Petroleum pump system operators, refinery operators, and gaugers	0.0005%	104,679	137,129	0.00
51-8099	Plant and system operators, all other	0.0017%	76,107	99,700	0.00
51-9011	Chemical equipment operators and tenders	0.0057%	58,117	76,133	0.01
51-9012	Separating, filtering, clarifying, precipitating, and still machine setters, operators, and tenders	0.0027%	64,459	84,441	0.00
51-9021	Crushing, grinding, and polishing machine setters, operators, and tenders	0.0020%	46,986	61,552	0.00
51-9022	Grinding and polishing workers, hand	0.0025%	47,493	62,216	0.00
51-9023	Mixing and blending machine setters, operators, and tenders	0.0172%	54,000	70,740	0.02
51-9031	Cutters and trimmers, hand	0.0007%	39,310	51,496	0.00
51-9032	Cutting and slicing machine setters, operators, and tenders	0.0054%	46,831	61,349	0.01
51-9041	Extruding, forming, pressing, and compacting machine setters, operators, and tenders	0.0054%	48,879	64,031	0.01
51-9051	Furnace, kiln, oven, drier, and kettle operators and tenders	0.0012%	53,100	69,561	0.00
51-9061	Inspectors, testers, sorters, samplers, and weighers	0.3806%	56,628	74,183	0.37
51-9071	Jewelers and precious stone and metal workers	0.0025%	59,234	77,597	0.00
51-9081	Dental laboratory technicians	0.0815%	61,552	80,633	0.08
51-9082	Medical appliance technicians	0.0209%	50,390	66,011	0.02

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.2: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-9083	Ophthalmic laboratory technicians	0.0259%	\$ 57,103	74,805	0.03
51-9111	Packaging and filling machine operators and tenders	0.1114%	44,400	58,164	0.11
51-9123	Painting, coating, and decorating workers	0.0020%	53,038	69,480	0.00
51-9124	Coating, painting, and spraying machine setters, operators, and tenders	0.0244%	57,641	75,510	0.02
51-9141	Semiconductor processing technicians	0.0636%	52,924	69,330	0.06
51-9151	Photographic process workers and processing machine operators	0.0067%	48,259	63,219	0.01
51-9161	Computer numerically controlled tool operators	0.0503%	54,972	72,013	0.05
51-9162	Computer numerically controlled tool programmers	0.0081%	81,766	107,113	0.01
51-9191	Adhesive bonding machine operators and tenders	0.0017%	43,697	57,243	0.00
51-9192	Cleaning, washing, and metal pickling equipment operators and tenders	0.0037%	43,666	57,202	0.00
51-9193	Cooling and freezing equipment operators and tenders	0.0002%	46,738	61,227	0.00
51-9194	Etchers and engravers	0.0020%	48,269	63,232	0.00
51-9195	Molders, shapers, and casters, except metal and plastic	0.0034%	53,038	69,480	0.00
51-9196	Paper goods machine setters, operators, and tenders	0.0032%	51,352	67,271	0.00
51-9197	Tire builders	0.0002%	48,631	63,707	0.00
51-9198	Helpers—production workers	0.0828%	44,234	57,947	0.08
51-9199	Production workers, all other	0.2360%	46,521	60,943	0.23
53-1047	First-line supervisors of transportation and material moving workers, except	0.0744%	69,553	91,114	0.07
53-2011	Airline pilots, copilots, and flight engineers	0.0044%	299,262	392,033	0.00
53-2012	Commercial pilots	0.0116%	161,474	211,531	0.01
53-2022	Airfield operations specialists	0.0022%	74,952	98,187	0.00
53-3011	Ambulance drivers and attendants, except emergency medical technicians	0.0007%	38,470	50,396	0.00
53-3031	Driver/sales workers	0.0259%	48,650	63,732	0.03
53-3032	Heavy and tractor-trailer truck drivers	0.1702%	60,964	79,863	0.17
53-3033	Light truck drivers	0.1333%	50,711	66,431	0.13
53-3051	Bus drivers, school	0.0005%	56,810	74,421	0.00
53-3052	Bus drivers, transit and intercity	0.0020%	68,570	89,827	0.00
53-3053	Shuttle drivers and chauffeurs	0.0244%	44,977	58,920	0.02
53-3099	Motor vehicle operators, all other	0.0158%	52,521	68,803	0.02
53-5021	Captains, mates, and pilots of water vessels	0.0007%	95,520	125,131	0.00
53-6021	Parking attendants	0.0133%	39,809	52,150	0.01
53-6031	Automotive and watercraft service attendants	0.0022%	42,257	55,357	0.00
53-6041	Traffic technicians	0.0015%	76,783	100,586	0.00
53-6051	Transportation inspectors	0.0030%	89,515	117,265	0.00
53-6099	Transportation workers, all other	0.0007%	52,740	69,089	0.00
53-7011	Conveyor operators and tenders	0.0017%	44,548	58,358	0.00
53-7021	Crane and tower operators	0.0039%	69,940	91,621	0.00
53-7041	Hoist and winch operators	0.0002%	54,226	71,036	0.00
53-7051	Industrial truck and tractor operators	0.2148%	50,794	66,540	0.21
53-7061	Cleaners of vehicles and equipment	0.0579%	40,238	52,712	0.06
53-7062	Laborers and freight, stock, and material movers, hand	1.5351%	45,354	59,414	1.50
53-7063	Machine feeders and offbearers	0.0096%	45,270	59,304	0.01
53-7064	Packers and packagers, hand	0.3888%	41,347	54,165	0.38
53-7065	Stockers and order fillers	0.3040%	44,653	58,495	0.30
53-7081	Refuse and recyclable material collectors	0.0099%	63,736	83,494	0.01
53-7121	Tank car, truck, and ship loaders	0.0005%	62,815	82,288	0.00
53-7199	Material moving workers, all other	0.0030%	42,644	55,864	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
11-1011	Chief executives	0.1962%	\$ 271,228	355,309	0.07
11-1021	General and operations managers	2.8990%	147,931	193,790	1.10
11-2011	Advertising and promotions managers	0.0259%	179,337	234,931	0.01
11-2021	Marketing managers	0.4356%	162,948	213,462	0.17
11-2022	Sales managers	0.4726%	146,743	192,233	0.18
11-2032	Public relations managers	0.0598%	170,640	223,538	0.02
11-2033	Fundraising managers	0.0067%	157,949	206,913	0.00
11-3012	Administrative services managers	0.2118%	116,567	152,703	0.08
11-3013	Facilities managers	0.0859%	116,229	152,260	0.03
11-3021	Computer and information systems managers	0.7334%	192,755	252,509	0.28
11-3031	Financial managers	0.9478%	181,815	238,178	0.36
11-3051	Industrial production managers	0.2379%	151,854	198,929	0.09
11-3061	Purchasing managers	0.0733%	137,063	179,553	0.03
11-3071	Transportation, storage, and distribution managers	0.0889%	119,199	156,151	0.03
11-3111	Compensation and benefits managers	0.0224%	170,671	223,579	0.01
11-3121	Human resources managers	0.2212%	158,799	208,027	0.08
11-3131	Training and development managers	0.0385%	124,771	163,450	0.01
11-9013	Farmers, ranchers, and other agricultural managers	0.0019%	116,608	152,756	0.00
11-9021	Construction managers	0.5640%	144,930	189,858	0.21
11-9031	Education and childcare administrators, preschool and daycare	0.0009%	78,657	103,041	0.00
11-9032	Education administrators, kindergarten through secondary	0.0022%	140,023	183,430	0.00
11-9033	Education administrators, postsecondary	0.0006%	141,888	185,873	0.00
11-9039	Education administrators, all other	0.0024%	134,892	176,709	0.00
11-9041	Architectural and engineering managers	0.2658%	180,207	236,071	0.10
11-9051	Food service managers	0.0466%	85,325	111,776	0.02
11-9071	Gambling managers	0.0002%	119,189	156,138	0.00
11-9072	Entertainment and recreation managers, except gambling	0.0011%	101,735	133,273	0.00
11-9081	Lodging managers	0.0031%	99,102	129,824	0.00
11-9111	Medical and health services managers	0.3808%	176,929	231,777	0.14
11-9121	Natural sciences managers	0.1198%	160,018	209,624	0.05
11-9141	Property, real estate, and community association managers	0.4774%	77,069	100,960	0.18
11-9151	Social and community service managers	0.0313%	88,736	116,244	0.01
11-9161	Emergency management directors	0.0011%	134,779	176,560	0.00
11-9179	Personal service managers, all other	0.0013%	83,287	109,106	0.00
11-9199	Managers, all other	0.5233%	163,398	214,051	0.20
13-1011	Agents and business managers of artists, performers, and athletes	0.0006%	139,767	183,095	0.00
13-1020	Buyers and purchasing agents	0.3698%	86,708	113,587	0.14
13-1031	Claims adjusters, examiners, and investigators	0.4911%	90,355	118,365	0.19
13-1032	Insurance appraisers, auto damage	0.0180%	84,946	111,279	0.01
13-1041	Compliance officers	0.2860%	91,574	119,962	0.11
13-1051	Cost estimators	0.3071%	93,888	122,993	0.12
13-1071	Human resources specialists	0.9776%	85,202	111,615	0.37
13-1075	Labor relations specialists	0.0111%	113,647	148,878	0.00
13-1081	Logisticians	0.1862%	90,887	119,062	0.07
13-1082	Project management specialists	1.3293%	113,637	148,864	0.50
13-1111	Management analysts	1.0897%	105,945	138,788	0.41
13-1121	Meeting, convention, and event planners	0.0774%	67,318	88,187	0.03
13-1131	Fundraisers	0.0252%	76,998	100,867	0.01
13-1141	Compensation, benefits, and job analysis specialists	0.1153%	89,801	117,639	0.04
13-1151	Training and development specialists	0.3245%	82,508	108,085	0.12
13-1161	Market research analysts and marketing specialists	0.9807%	85,622	112,165	0.37
13-1199	Business operations specialists, all other	0.8269%	98,232	128,684	0.31
13-2011	Accountants and auditors	1.7806%	100,465	131,609	0.68
13-2020	Property appraisers and assessors	0.0559%	109,089	142,907	0.02
13-2031	Budget analysts	0.0218%	109,294	143,175	0.01
13-2041	Credit analysts	0.1100%	82,867	108,556	0.04
13-2051	Financial and investment analysts	0.3426%	101,325	132,736	0.13
13-2052	Personal financial advisors	0.1422%	139,337	182,531	0.05
13-2053	Insurance underwriters	0.2147%	93,929	123,047	0.08
13-2054	Financial risk specialists	0.0735%	123,860	162,257	0.03
13-2061	Financial examiners	0.0716%	112,326	147,147	0.03
13-2071	Credit counselors	0.0176%	76,322	99,982	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
13-2072	Loan officers	0.5339%	\$ 102,503	134,279	0.20
13-2082	Tax preparers	0.1549%	72,460	94,923	0.06
13-2099	Financial specialists, all other	0.0883%	95,220	124,738	0.03
15-1211	Computer systems analysts	0.6631%	133,329	174,661	0.25
15-1212	Information security analysts	0.2621%	144,981	189,925	0.10
15-1221	Computer and information research scientists	0.0348%	193,081	252,936	0.01
15-1231	Computer network support specialists	0.1809%	86,475	113,282	0.07
15-1232	Computer user support specialists	0.7573%	82,365	107,898	0.29
15-1241	Computer network architects	0.2516%	157,931	206,890	0.10
15-1242	Database administrators	0.0852%	119,895	157,062	0.03
15-1243	Database architects	0.0818%	167,573	219,521	0.03
15-1244	Network and computer systems administrators	0.3691%	118,237	154,890	0.14
15-1251	Computer programmers	0.1499%	128,425	168,237	0.06
15-1252	Software developers	2.2456%	179,029	234,528	0.85
15-1253	Software quality assurance analysts and testers	0.2791%	136,760	179,156	0.11
15-1254	Web developers	0.1044%	125,160	163,960	0.04
15-1255	Web and digital interface designers	0.1172%	141,324	185,134	0.04
15-1299	Computer occupations, all other	0.4130%	130,465	170,909	0.16
15-2011	Actuaries	0.0515%	131,928	172,826	0.02
15-2021	Mathematicians	0.0009%	135,534	177,550	0.00
15-2031	Operations research analysts	0.1327%	94,933	124,362	0.05
15-2041	Statisticians	0.0287%	133,195	174,485	0.01
15-2051	Data scientists	0.2619%	144,734	189,602	0.10
15-2099	Mathematical science occupations, all other	0.0044%	143,034	187,375	0.00
17-1011	Architects, except landscape and naval	0.1951%	124,428	163,001	0.07
17-1012	Landscape architects	0.0215%	99,487	130,328	0.01
17-1021	Cartographers and photogrammetrists	0.0078%	103,917	136,131	0.00
17-1022	Surveyors	0.0824%	108,470	142,096	0.03
17-2011	Aerospace engineers	0.0481%	147,371	193,056	0.02
17-2021	Agricultural engineers	0.0004%	104,040	136,292	0.00
17-2031	Bioengineers and biomedical engineers	0.0242%	121,657	159,371	0.01
17-2041	Chemical engineers	0.0181%	123,862	162,259	0.01
17-2051	Civil engineers	0.4398%	118,577	155,336	0.17
17-2061	Computer hardware engineers	0.1151%	178,504	233,840	0.04
17-2071	Electrical engineers	0.2157%	151,790	198,845	0.08
17-2072	Electronics engineers, except computer	0.1214%	155,036	203,097	0.05
17-2081	Environmental engineers	0.0411%	121,894	159,681	0.02
17-2111	Health and safety engineers, except mining safety engineers and	0.0226%	132,443	173,500	0.01
17-2112	Industrial engineers	0.3915%	124,614	163,244	0.15
17-2121	Marine engineers and naval architects	0.0044%	133,082	174,337	0.00
17-2131	Materials engineers	0.0261%	126,829	166,146	0.01
17-2141	Mechanical engineers	0.3713%	130,424	170,855	0.14
17-2151	Mining and geological engineers, including mining safety engineer	0.0061%	130,970	171,571	0.00
17-2171	Petroleum engineers	0.0109%	144,064	188,724	0.00
17-2199	Engineers, all other	0.1423%	140,149	183,595	0.05
17-3011	Architectural and civil drafters	0.1942%	76,637	100,394	0.07
17-3012	Electrical and electronics drafters	0.0285%	78,728	103,134	0.01
17-3013	Mechanical drafters	0.0674%	86,177	112,892	0.03
17-3021	Aerospace engineering and operations technologists and technicians	0.0093%	96,499	126,414	0.00
17-3022	Civil engineering technologists and technicians	0.0646%	83,622	109,545	0.02
17-3023	Electrical and electronic engineering technologists and technicians	0.1014%	87,629	114,794	0.04
17-3024	Electro-mechanical and mechatronics technologists and technicians	0.0194%	91,843	120,314	0.01
17-3025	Environmental engineering technologists and technicians	0.0155%	75,308	98,653	0.01
17-3026	Industrial engineering technologists and technicians	0.0909%	79,903	104,673	0.03
17-3027	Mechanical engineering technologists and technicians	0.0489%	83,076	108,830	0.02
17-3028	Calibration technologists and technicians	0.0150%	68,756	90,070	0.01
17-3029	Engineering technologists and technicians, except drafters, all other	0.0640%	85,023	111,380	0.02
17-3031	Surveying and mapping technicians	0.0800%	76,874	100,705	0.03
19-1011	Animal scientists	0.0013%	133,587	174,999	0.00
19-1012	Food scientists and technologists	0.0193%	92,523	121,205	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
19-1013	Soil and plant scientists	0.0109%	\$ 94,398	123,661	0.00
19-1021	Biochemists and biophysicists	0.0546%	141,509	185,377	0.02
19-1022	Microbiologists	0.0274%	114,003	149,344	0.01
19-1023	Zoologists and wildlife biologists	0.0054%	93,841	122,932	0.00
19-1029	Biological scientists, all other	0.0596%	125,077	163,851	0.02
19-1031	Conservation scientists	0.0026%	88,443	115,860	0.00
19-1032	Foresters	0.0028%	87,990	115,267	0.00
19-1041	Epidemiologists	0.0030%	105,483	138,183	0.00
19-1042	Medical scientists, except epidemiologists	0.1379%	133,236	174,539	0.05
19-1099	Life scientists, all other	0.0061%	140,366	183,879	0.00
19-2011	Astronomers	0.0020%	149,957	196,444	0.00
19-2012	Physicists	0.0191%	181,945	238,348	0.01
19-2021	Atmospheric and space scientists	0.0057%	122,162	160,032	0.00
19-2031	Chemists	0.1037%	108,749	142,461	0.04
19-2032	Materials scientists	0.0113%	139,232	182,394	0.00
19-2041	Environmental scientists and specialists, including health	0.0613%	105,442	138,129	0.02
19-2042	Geoscientists, except hydrologists and geographers	0.0265%	111,602	146,199	0.01
19-2043	Hydrologists	0.0041%	123,635	161,962	0.00
19-2099	Physical scientists, all other	0.0102%	143,415	187,874	0.00
19-3011	Economists	0.0109%	137,831	180,559	0.00
19-3022	Survey researchers	0.0098%	76,771	100,570	0.00
19-3032	Industrial-organizational psychologists	0.0009%	140,417	183,946	0.00
19-3033	Clinical and counseling psychologists	0.0861%	136,410	178,697	0.03
19-3034	School psychologists	0.0024%	113,147	148,223	0.00
19-3039	Psychologists, all other	0.0057%	138,418	181,328	0.00
19-3041	Sociologists	0.0019%	118,814	155,646	0.00
19-3051	Urban and regional planners	0.0098%	111,180	145,646	0.00
19-3091	Anthropologists and archeologists	0.0091%	79,254	103,823	0.00
19-3093	Historians	0.0007%	95,552	125,173	0.00
19-3094	Political scientists	0.0017%	131,310	172,016	0.00
19-3099	Social scientists and related workers, all other	0.0126%	106,812	139,924	0.00
19-4012	Agricultural technicians	0.0117%	48,924	64,090	0.00
19-4013	Food science technicians	0.0215%	56,187	73,605	0.01
19-4021	Biological technicians	0.0761%	69,302	90,786	0.03
19-4031	Chemical technicians	0.0603%	63,079	82,633	0.02
19-4042	Environmental science and protection technicians, including heal	0.0328%	70,755	92,689	0.01
19-4043	Geological technicians, except hydrologic technicians	0.0109%	88,629	116,104	0.00
19-4044	Hydrologic technicians	0.0007%	72,063	94,403	0.00
19-4051	Nuclear technicians	0.0013%	86,949	113,903	0.00
19-4061	Social science research assistants	0.0257%	75,833	99,341	0.01
19-4071	Forest and conservation technicians	0.0024%	62,616	82,027	0.00
19-4092	Forensic science technicians	0.0022%	101,372	132,797	0.00
19-4099	Life, physical, and social science technicians, all other	0.0511%	75,916	99,450	0.02
19-5011	Occupational health and safety specialists	0.1081%	108,718	142,421	0.04
19-5012	Occupational health and safety technicians	0.0194%	67,448	88,357	0.01
21-1012	Educational, guidance, and career counselors and advisors	0.0094%	88,412	115,820	0.00
21-1013	Marriage and family therapists	0.0585%	71,888	94,173	0.02
21-1015	Rehabilitation counselors	0.0115%	48,914	64,077	0.00
21-1018	Substance abuse, behavioral disorder, and mental health counse	0.3091%	68,993	90,381	0.12
21-1019	Counselors, all other	0.0213%	51,675	67,694	0.01
21-1021	Child, family, and school social workers	0.0348%	71,434	93,579	0.01
21-1022	Healthcare social workers	0.0766%	96,015	125,780	0.03
21-1023	Mental health and substance abuse social workers	0.0826%	83,787	109,761	0.03
21-1029	Social workers, all other	0.0056%	74,504	97,600	0.00
21-1091	Health education specialists	0.0315%	78,770	103,189	0.01
21-1092	Probation officers and correctional treatment specialists	0.0017%	105,318	137,967	0.00
21-1093	Social and human service assistants	0.0827%	53,220	69,718	0.03
21-1094	Community health workers	0.0322%	59,608	78,086	0.01
21-1099	Community and social service specialists, all other	0.0155%	57,877	75,819	0.01
21-2011	Clergy	0.0031%	85,785	112,378	0.00
21-2021	Directors, religious activities and education	0.0004%	79,171	103,714	0.00
21-2099	Religious workers, all other	0.0002%	54,395	71,257	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
23-1011	Lawyers	0.9874%	\$ 220,320	288,619	0.37
23-2011	Paralegals and legal assistants	0.5598%	81,603	106,900	0.21
23-2093	Title examiners, abstractors, and searchers	0.0894%	87,094	114,093	0.03
23-2099	Legal support workers, all other	0.0300%	86,527	113,350	0.01
25-1042	Biological science teachers, postsecondary	0.0007%	136,914	179,357	0.00
25-1071	Health specialties teachers, postsecondary	0.0026%	134,905	176,726	0.00
25-2011	Preschool teachers, except special education	0.0020%	51,665	67,681	0.00
25-2051	Special education teachers, preschool	0.0026%	85,322	111,772	0.00
25-2052	Special education teachers, kindergarten and elementary school	0.0006%	92,265	120,867	0.00
25-2058	Special education teachers, secondary school	0.0004%	108,450	142,070	0.00
25-2059	Special education teachers, all other	0.0044%	93,532	122,527	0.00
25-3011	Adult basic education, adult secondary education, and english as a second language teachers	0.0007%	98,611	129,180	0.00
25-3021	Self-enrichment teachers	0.0035%	61,400	80,434	0.00
25-3031	Substitute teachers, short-term	0.0770%	57,939	75,900	0.03
25-3041	Tutors	0.0039%	50,882	66,655	0.00
25-3099	Teachers and instructors, all other	0.0080%	87,804	115,023	0.00
25-4011	Archivists	0.0022%	72,722	95,266	0.00
25-4012	Curators	0.0006%	86,475	113,282	0.00
25-4022	Librarians and media collections specialists	0.0161%	93,677	122,717	0.01
25-4031	Library technicians	0.0085%	54,302	71,136	0.00
25-9021	Farm and home management educators	0.0006%	92,554	121,246	0.00
25-9031	Instructional coordinators	0.0113%	100,723	131,947	0.00
25-9045	Teaching assistants, except postsecondary	0.0052%	46,442	60,839	0.00
25-9099	Educational instruction and library workers, all other	0.0020%	69,034	90,435	0.00
27-1011	Art directors	0.0583%	152,532	199,817	0.02
27-1012	Craft artists	0.0015%	89,298	116,980	0.00
27-1013	Fine artists, including painters, sculptors, and illustrators	0.0028%	117,454	153,865	0.00
27-1014	Special effects artists and animators	0.0148%	137,646	180,316	0.01
27-1019	Artists and related workers, all other	0.0013%	98,179	128,614	0.00
27-1021	Commercial and industrial designers	0.0341%	97,200	127,332	0.01
27-1023	Floral designers	0.0022%	44,082	57,747	0.00
27-1024	Graphic designers	0.2171%	82,262	107,763	0.08
27-1025	Interior designers	0.0937%	84,034	110,085	0.04
27-1026	Merchandise displayers and window trimmers	0.0622%	45,061	59,030	0.02
27-1027	Set and exhibit designers	0.0022%	88,113	115,428	0.00
27-1029	Designers, all other	0.0094%	94,099	123,270	0.00
27-2012	Producers and directors	0.0437%	137,007	179,479	0.02
27-2023	Umpires, referees, and other sports officials	0.0004%	42,475	55,642	0.00
27-3023	News analysts, reporters, and journalists	0.0026%	134,514	176,213	0.00
27-3031	Public relations specialists	0.2127%	90,421	118,452	0.08
27-3041	Editors	0.0424%	106,503	139,519	0.02
27-3042	Technical writers	0.0624%	112,684	147,616	0.02
27-3043	Writers and authors	0.0374%	111,922	146,618	0.01
27-3091	Interpreters and translators	0.0461%	72,042	94,375	0.02
27-3092	Court reporters and simultaneous captioners	0.0067%	101,352	132,771	0.00
27-3099	Media and communication workers, all other	0.0063%	125,438	164,324	0.00
27-4011	Audio and video technicians	0.0267%	74,484	97,574	0.01
27-4012	Broadcast technicians	0.0013%	108,202	141,745	0.00
27-4014	Sound engineering technicians	0.0013%	85,857	112,473	0.00
27-4015	Lighting technicians	0.0024%	84,549	110,759	0.00
27-4021	Photographers	0.0557%	77,791	101,906	0.02
27-4031	Camera operators, television, video, and film	0.0070%	83,684	109,626	0.00
27-4032	Film and video editors	0.0113%	104,669	137,116	0.00
27-4099	Media and communication equipment workers, all other	0.0024%	80,933	106,022	0.00
29-1021	Dentists, general	0.2175%	187,209	245,244	0.08
29-1022	Oral and maxillofacial surgeons	0.0067%	228,520	299,361	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
29-1023	Orthodontists	0.0115%	\$ 214,767	281,345	0.00
29-1029	Dentists, all other specialists	0.0063%	257,150	336,867	0.00
29-1031	Dietitians and nutritionists	0.0502%	87,114	114,119	0.02
29-1041	Optometrists	0.0639%	141,478	185,336	0.02
29-1051	Pharmacists	0.0665%	162,031	212,261	0.03
29-1071	Physician assistants	0.1897%	158,610	207,779	0.07
29-1081	Podiatrists	0.0141%	193,421	253,382	0.01
29-1122	Occupational therapists	0.0946%	116,980	153,244	0.04
29-1123	Physical therapists	0.2166%	117,722	154,216	0.08
29-1124	Radiation therapists	0.0102%	157,663	206,539	0.00
29-1125	Recreational therapists	0.0020%	92,368	121,002	0.00
29-1126	Respiratory therapists	0.0189%	106,173	139,087	0.01
29-1127	Speech-language pathologists	0.0853%	115,414	151,192	0.03
29-1128	Exercise physiologists	0.0037%	51,201	67,073	0.00
29-1129	Therapists, all other	0.0113%	92,420	121,070	0.00
29-1131	Veterinarians	0.1359%	163,401	214,055	0.05
29-1141	Registered nurses	1.1923%	141,849	185,822	0.45
29-1151	Nurse anesthetists	0.0568%	258,499	338,634	0.02
29-1161	Nurse midwives	0.0094%	189,290	247,970	0.00
29-1171	Nurse practitioners	0.3458%	166,419	218,009	0.13
29-1181	Audiologists	0.0161%	109,799	143,837	0.01
29-1211	Anesthesiologists	0.0511%	466,611	611,260	0.02
29-1212	Cardiologists	0.0200%	400,874	525,145	0.01
29-1213	Dermatologists	0.0213%	322,794	422,860	0.01
29-1214	Emergency medicine physicians	0.0433%	218,713	286,514	0.02
29-1215	Family medicine physicians	0.1594%	259,241	339,606	0.06
29-1216	General internal medicine physicians	0.0737%	283,420	371,280	0.03
29-1217	Neurologists	0.0117%	199,860	261,817	0.00
29-1218	Obstetricians and gynecologists	0.0283%	294,093	385,262	0.01
29-1221	Pediatricians, general	0.0479%	214,973	281,615	0.02
29-1222	Physicians, pathologists	0.0144%	272,438	356,894	0.01
29-1223	Psychiatrists	0.0217%	296,977	389,040	0.01
29-1224	Radiologists	0.0465%	268,904	352,264	0.02
29-1229	Physicians, all other	0.2803%	257,201	336,933	0.11
29-1241	Ophthalmologists, except pediatric	0.0200%	334,065	437,625	0.01
29-1242	Orthopedic surgeons, except pediatric	0.0228%	356,523	467,045	0.01
29-1249	Surgeons, all other	0.0326%	350,538	459,205	0.01
29-1291	Acupuncturists	0.0157%	85,857	112,473	0.01
29-1292	Dental hygienists	0.3867%	121,904	159,694	0.15
29-1299	Healthcare diagnosing or treating practitioners, all other	0.0056%	125,582	164,512	0.00
29-2010	Clinical laboratory technologists and technicians	0.2654%	75,782	99,274	0.10
29-2031	Cardiovascular technologists and technicians	0.0198%	92,492	121,165	0.01
29-2032	Diagnostic medical sonographers	0.0598%	126,375	165,551	0.02
29-2033	Nuclear medicine technologists	0.0078%	148,854	194,999	0.00
29-2034	Radiologic technologists and technicians	0.1407%	106,266	139,208	0.05
29-2035	Magnetic resonance imaging technologists	0.0287%	118,144	154,769	0.01
29-2042	Emergency medical technicians	0.0150%	53,674	70,313	0.01
29-2043	Paramedics	0.0052%	71,980	94,294	0.00
29-2051	Dietetic technicians	0.0024%	46,256	60,595	0.00
29-2052	Pharmacy technicians	0.0596%	57,393	75,185	0.02
29-2053	Psychiatric technicians	0.0650%	66,778	87,479	0.02
29-2055	Surgical technologists	0.0598%	78,471	102,797	0.02
29-2056	Veterinary technologists and technicians	0.2116%	57,424	75,225	0.08
29-2057	Ophthalmic medical technicians	0.1257%	55,209	72,324	0.05
29-2061	Licensed practical and licensed vocational nurses	0.2880%	78,893	103,350	0.11
29-2072	Medical records specialists	0.1907%	66,005	86,467	0.07
29-2081	Opticians, dispensing	0.0772%	61,771	80,920	0.03
29-2091	Orthotists and prosthetists	0.0087%	95,943	125,685	0.00
29-2092	Hearing aid specialists	0.0009%	72,640	95,158	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
29-2099	Health technologists and technicians, all other	0.1734%	\$ 64,275	84,200	0.07
29-9021	Health information technologists and medical registrars	0.0231%	104,082	136,347	0.01
29-9091	Athletic trainers	0.0167%	75,040	98,302	0.01
29-9092	Genetic counselors	0.0022%	142,725	186,970	0.00
29-9093	Surgical assistants	0.0180%	57,362	75,144	0.01
29-9099	Healthcare practitioners and technical workers, all other	0.0181%	86,352	113,121	0.01
31-1120	Home health and personal care aides	0.1372%	36,305	47,560	0.05
31-1131	Nursing assistants	0.1840%	48,520	63,561	0.07
31-1132	Orderlies	0.0080%	52,107	68,260	0.00
31-1133	Psychiatric aides	0.0046%	51,819	67,883	0.00
31-2011	Occupational therapy assistants	0.0424%	82,011	107,434	0.02
31-2012	Occupational therapy aides	0.0039%	40,490	53,042	0.00
31-2021	Physical therapist assistants	0.1094%	80,094	104,923	0.04
31-2022	Physical therapist aides	0.0624%	39,614	51,894	0.02
31-9011	Massage therapists	0.0548%	58,426	76,538	0.02
31-9091	Dental assistants	0.6681%	54,086	70,853	0.25
31-9092	Medical assistants	1.1277%	52,468	68,733	0.43
31-9093	Medical equipment preparers	0.0292%	63,683	83,425	0.01
31-9094	Medical transcriptionists	0.0781%	44,953	58,888	0.03
31-9095	Pharmacy aides	0.0072%	51,128	66,978	0.00
31-9096	Veterinary assistants and laboratory animal caretakers	0.2031%	43,964	57,593	0.08
31-9097	Phlebotomists	0.1159%	53,983	70,718	0.04
31-9099	Healthcare support workers, all other	0.0518%	56,890	74,526	0.02
33-1011	First-line supervisors of correctional officers	0.0024%	121,418	159,058	0.00
33-1021	First-line supervisors of firefighting and prevention workers	0.0056%	138,839	181,879	0.00
33-1091	First-line supervisors of security workers	0.0607%	62,704	82,142	0.02
33-1099	First-line supervisors of protective service workers, all other	0.0052%	77,084	100,980	0.00
33-2011	Firefighters	0.0368%	90,597	118,682	0.01
33-2021	Fire inspectors and investigators	0.0020%	101,514	132,983	0.00
33-3012	Correctional officers and jailers	0.0233%	91,278	119,574	0.01
33-3041	Parking enforcement workers	0.0004%	67,878	88,920	0.00
33-9021	Private detectives and investigators	0.0170%	65,848	86,261	0.01
33-9031	Gambling surveillance officers and gambling investigators	0.0002%	43,613	57,133	0.00
33-9032	Security guards	1.5062%	46,324	60,684	0.57
33-9091	Crossing guards and flaggers	0.0861%	56,272	73,716	0.03
33-9092	Lifeguards, ski patrol, and other recreational protective service w	0.0046%	39,624	51,907	0.00
33-9094	School bus monitors	0.0007%	40,748	53,380	0.00
33-9099	Protective service workers, all other	0.0183%	47,170	61,793	0.01
35-1011	Chefs and head cooks	0.0465%	69,219	90,677	0.02
35-1012	First-line supervisors of food preparation and serving workers	0.1222%	49,231	64,493	0.05
35-2011	Cooks, fast food	0.0107%	36,892	48,329	0.00
35-2012	Cooks, institution and cafeteria	0.1462%	47,675	62,454	0.06
35-2014	Cooks, restaurant	0.0798%	43,964	57,593	0.03
35-2015	Cooks, short order	0.0193%	40,737	53,365	0.01
35-2019	Cooks, all other	0.0117%	40,665	53,271	0.00
35-2021	Food preparation workers	0.1470%	40,377	52,894	0.06
35-3011	Bartenders	0.1225%	42,418	55,568	0.05
35-3023	Fast food and counter workers	0.3545%	37,800	49,518	0.13
35-3031	Waiters and waitresses	0.1725%	44,531	58,336	0.07
35-3041	Food servers, nonrestaurant	0.0774%	42,438	55,594	0.03
35-9011	Dining room and cafeteria attendants and bartender helpers	0.0622%	38,552	50,503	0.02
35-9021	Dishwashers	0.0811%	38,964	51,043	0.03
35-9031	Hosts and hostesses, restaurant, lounge, and coffee shop	0.0167%	39,892	52,259	0.01
35-9099	Food preparation and serving related workers, all other	0.0193%	41,521	54,393	0.01
37-1011	First-line supervisors of housekeeping and janitorial workers	0.1379%	59,714	78,225	0.05
37-1012	First-line supervisors of landscaping, lawn service, and grounds	0.1640%	65,683	86,045	0.06
37-2011	Janitors and cleaners, except maids and housekeeping cleaners	2.1815%	43,149	56,525	0.83
37-2012	Maids and housekeeping cleaners	0.3425%	44,912	58,835	0.13
37-2019	Building cleaning workers, all other	0.0183%	44,613	58,443	0.01
37-2021	Pest control workers	0.1707%	47,788	62,602	0.06
37-3011	Landscaping and groundskeeping workers	1.1653%	46,056	60,333	0.44
37-3012	Pesticide handlers, sprayers, and applicators, vegetation	0.0231%	49,108	64,331	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
37-3013	Tree trimmers and pruners	0.0820%	\$ 67,435	88,340	0.03
37-3019	Grounds maintenance workers, all other	0.0083%	52,612	68,922	0.00
39-1014	First-line supervisors of entertainment and recreation workers, e	0.0026%	55,364	72,527	0.00
39-1022	First-line supervisors of personal service workers	0.0052%	56,354	73,824	0.00
39-2011	Animal trainers	0.0009%	47,633	62,399	0.00
39-2021	Animal caretakers	0.0763%	40,933	53,622	0.03
39-3031	Ushers, lobby attendants, and ticket takers	0.0172%	37,593	49,247	0.01
39-3091	Amusement and recreation attendants	0.0063%	37,779	49,490	0.00
39-3093	Locker room, coatroom, and dressing room attendants	0.0015%	44,294	58,025	0.00
39-3099	Entertainment attendants and related workers, all other	0.0006%	40,603	53,190	0.00
39-4012	Crematory operators	0.0002%	52,818	69,192	0.00
39-4021	Funeral attendants	0.0004%	43,521	57,013	0.00
39-5012	Hairdressers, hairstylists, and cosmetologists	0.0037%	48,035	62,926	0.00
39-5091	Makeup artists, theatrical and performance	0.0002%	102,586	134,388	0.00
39-5094	Skincare specialists	0.0176%	55,839	73,149	0.01
39-6011	Baggage porters and bellhops	0.0039%	40,861	53,528	0.00
39-6012	Concierges	0.0222%	44,335	58,079	0.01
39-7010	Tour and travel guides	0.0033%	46,067	60,348	0.00
39-9011	Childcare workers	0.0054%	41,294	54,095	0.00
39-9031	Exercise trainers and group fitness instructors	0.0089%	63,230	82,831	0.00
39-9032	Recreation workers	0.0102%	42,170	55,243	0.00
39-9041	Residential advisors	0.0085%	49,190	64,439	0.00
39-9099	Personal care and service workers, all other	0.0019%	44,541	58,349	0.00
41-1011	First-line supervisors of retail sales workers	0.0659%	56,699	74,276	0.02
41-1012	First-line supervisors of non-retail sales workers	0.2033%	100,871	132,141	0.08
41-2011	Cashiers	0.1324%	38,747	50,759	0.05
41-2021	Counter and rental clerks	0.2273%	48,286	63,255	0.09
41-2022	Parts salespersons	0.0052%	47,118	61,725	0.00
41-2031	Retail salespersons	0.2540%	43,149	56,525	0.10
41-3011	Advertising sales agents	0.1168%	85,596	112,131	0.04
41-3021	Insurance sales agents	0.8735%	92,221	120,810	0.33
41-3031	Securities, commodities, and financial services sales agents	0.5681%	104,478	136,866	0.22
41-3041	Travel agents	0.0009%	58,621	76,794	0.00
41-3091	Sales representatives of services, except advertising, insurance,	1.3443%	96,241	126,076	0.51
41-4011	Sales representatives, wholesale and manufacturing, technical a	0.1551%	139,669	182,966	0.06
41-4012	Sales representatives, wholesale and manufacturing, except tec	0.4867%	87,187	114,215	0.18
41-9011	Demonstrators and product promoters	0.0596%	47,924	62,780	0.02
41-9012	Models	0.0002%	86,485	113,295	0.00
41-9021	Real estate brokers	0.0927%	102,607	134,415	0.04
41-9022	Real estate sales agents	0.3371%	75,312	98,659	0.13
41-9031	Sales engineers	0.0644%	151,503	198,469	0.02
41-9041	Telemarketers	0.1303%	42,447	55,606	0.05
41-9091	Door-to-door sales workers, news and street vendors, and relate	0.0063%	41,682	54,603	0.00
41-9099	Sales and related workers, all other	0.0796%	67,716	88,708	0.03
43-1011	First-line supervisors of office and administrative support workers	1.4389%	77,987	102,163	0.55
43-2011	Switchboard operators, including answering service	0.0411%	54,302	71,136	0.02
43-2021	Telephone operators	0.0030%	58,470	76,596	0.00
43-3011	Bill and account collectors	0.2640%	55,468	72,663	0.10
43-3021	Billing and posting clerks	0.5520%	55,014	72,068	0.21
43-3031	Bookkeeping, accounting, and auditing clerks	1.4507%	58,439	76,555	0.55
43-3051	Payroll and timekeeping clerks	0.1666%	63,658	83,392	0.06
43-3061	Procurement clerks	0.0352%	55,055	72,122	0.01
43-3071	Tellers	0.6394%	45,843	60,054	0.24
43-3099	Financial clerks, all other	0.0578%	58,789	77,014	0.02
43-4011	Brokerage clerks	0.0242%	69,074	90,487	0.01
43-4021	Correspondence clerks	0.0037%	54,570	71,487	0.00
43-4031	Court, municipal, and license clerks	0.0039%	63,958	83,785	0.00
43-4041	Credit authorizers, checkers, and clerks	0.0167%	48,247	63,204	0.01
43-4051	Customer service representatives	2.9186%	51,527	67,500	1.11
43-4061	Eligibility interviewers, government programs	0.0087%	63,204	82,797	0.00
43-4071	File clerks	0.0809%	48,154	63,082	0.03
43-4081	Hotel, motel, and resort desk clerks	0.0124%	40,603	53,190	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
43-4111	Interviewers, except eligibility and loan	0.1040%	\$ 53,786	70,460	0.04
43-4121	Library assistants, clerical	0.0143%	49,608	64,986	0.01
43-4131	Loan interviewers and clerks	0.3747%	56,045	73,419	0.14
43-4141	New accounts clerks	0.0753%	54,931	71,960	0.03
43-4151	Order clerks	0.0511%	48,030	62,919	0.02
43-4161	Human resources assistants, except payroll and timekeeping	0.0831%	56,561	74,095	0.03
43-4171	Receptionists and information clerks	1.1175%	44,275	58,000	0.42
43-4181	Reservation and transportation ticket agents and travel clerks	0.0067%	45,957	60,204	0.00
43-4199	Information and record clerks, all other	0.0494%	57,716	75,608	0.02
43-5011	Cargo and freight agents	0.0113%	59,016	77,311	0.00
43-5021	Couriers and messengers	0.0663%	44,420	58,190	0.03
43-5031	Public safety telecommunicators	0.0013%	78,988	103,474	0.00
43-5032	Dispatchers, except police, fire, and ambulance	0.1048%	55,447	72,636	0.04
43-5041	Meter readers, utilities	0.0068%	74,242	97,257	0.00
43-5061	Production, planning, and expediting clerks	0.3471%	65,010	85,163	0.13
43-5071	Shipping, receiving, and inventory clerks	0.4609%	46,421	60,812	0.17
43-5111	Weighers, measurers, checkers, and samplers, recordkeeping	0.0246%	46,957	61,514	0.01
43-6011	Executive secretaries and executive administrative assistants	0.3889%	89,025	116,623	0.15
43-6012	Legal secretaries and administrative assistants	0.2443%	67,733	88,730	0.09
43-6013	Medical secretaries and administrative assistants	0.9500%	53,466	70,040	0.36
43-6014	Secretaries and administrative assistants, except legal, medical,	1.3465%	55,323	72,473	0.51
43-9021	Data entry keyers	0.1614%	49,763	65,190	0.06
43-9022	Word processors and typists	0.0091%	52,373	68,609	0.00
43-9031	Desktop publishers	0.0019%	73,706	96,555	0.00
43-9041	Insurance claims and policy processing clerks	0.4696%	53,229	69,730	0.18
43-9051	Mail clerks and mail machine operators, except postal service	0.0739%	45,802	60,001	0.03
43-9061	Office clerks, general	2.0575%	50,217	65,784	0.78
43-9071	Office machine operators, except computer	0.0307%	48,876	64,028	0.01
43-9081	Proofreaders and copy markers	0.0046%	67,805	88,825	0.00
43-9111	Statistical assistants	0.0070%	75,449	98,838	0.00
43-9199	Office and administrative support workers, all other	0.0894%	55,158	72,257	0.03
45-1011	First-line supervisors of farming, fishing, and forestry workers	0.0065%	61,654	80,767	0.00
45-2011	Agricultural inspectors	0.0033%	58,638	76,816	0.00
45-2021	Animal breeders	0.0002%	51,948	68,052	0.00
45-2041	Graders and sorters, agricultural products	0.0191%	36,886	48,321	0.01
45-2091	Agricultural equipment operators	0.0022%	41,062	53,791	0.00
45-2092	Farmworkers and laborers, crop, nursery, and greenhouse	0.0361%	37,625	49,289	0.01
45-2093	Farmworkers, farm, ranch, and aquacultural animals	0.0054%	45,576	59,705	0.00
45-2099	Agricultural workers, all other	0.0011%	57,509	75,337	0.00
45-4021	Fallers	0.0033%	90,045	117,959	0.00
45-4022	Logging equipment operators	0.0067%	63,183	82,770	0.00
45-4023	Log graders and scalers	0.0057%	51,127	66,976	0.00
47-1011	First-line supervisors of construction trades and extraction work	1.2138%	98,673	129,262	0.46
47-2011	Boilermakers	0.0152%	104,019	136,265	0.01
47-2021	Brickmasons and blockmasons	0.1048%	69,083	90,499	0.04
47-2022	Stonemasons	0.0168%	65,594	85,928	0.01
47-2031	Carpenters	1.2178%	75,280	98,617	0.46
47-2041	Carpet installers	0.0167%	57,365	75,148	0.01
47-2042	Floor layers, except carpet, wood, and hard tiles	0.0378%	65,307	85,552	0.01
47-2043	Floor sanders and finishers	0.0080%	67,851	88,885	0.00
47-2044	Tile and stone setters	0.0629%	61,449	80,498	0.02
47-2051	Cement masons and concrete finishers	0.3693%	70,663	92,569	0.14
47-2053	Terrazzo workers and finishers	0.0019%	46,961	61,519	0.00
47-2061	Construction laborers	1.7746%	63,316	82,944	0.67
47-2071	Paving, surfacing, and tamping equipment operators	0.0657%	86,515	113,335	0.02
47-2072	Pile driver operators	0.0046%	101,208	132,582	0.00
47-2073	Operating engineers and other construction equipment operators	0.5816%	90,783	118,926	0.22
47-2081	Drywall and ceiling tile installers	0.1681%	77,014	100,888	0.06
47-2082	Tapers	0.0252%	72,971	95,592	0.01
47-2111	Electricians	1.1629%	86,525	113,348	0.44
47-2121	Glaziers	0.0811%	73,546	96,345	0.03
47-2131	Insulation workers, floor, ceiling, and wall	0.0694%	67,667	88,644	0.03

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
47-2132	Insulation workers, mechanical	0.0400%	\$ 106,071	138,953	0.02
47-2141	Painters, construction and maintenance	0.3524%	62,608	82,016	0.13
47-2142	Paperhangers	0.0030%	61,685	80,807	0.00
47-2151	Pipelayers	0.0507%	75,629	99,074	0.02
47-2152	Plumbers, pipefitters, and steamfitters	0.7229%	77,260	101,211	0.27
47-2161	Plasterers and stucco masons	0.0400%	67,205	88,039	0.02
47-2171	Reinforcing iron and rebar workers	0.0311%	67,831	88,859	0.01
47-2181	Roofers	0.2547%	70,796	92,743	0.10
47-2211	Sheet metal workers	0.1844%	88,331	115,714	0.07
47-2221	Structural iron and steel workers	0.1151%	79,897	104,665	0.04
47-2231	Solar photovoltaic installers	0.0389%	58,176	76,211	0.01
47-3011	Helpers--brickmasons, blockmasons, stonemasons, and tile anc	0.0304%	49,783	65,216	0.01
47-3012	Helpers--carpenters	0.0385%	48,778	63,899	0.01
47-3013	Helpers--electricians	0.1212%	45,176	59,181	0.05
47-3014	Helpers--painters, paperhangers, plasterers, and stucco masons	0.0126%	47,690	62,474	0.00
47-3015	Helpers--pipelayers, plumbers, pipefitters, and steamfitters	0.0829%	48,706	63,805	0.03
47-3016	Helpers--roofers	0.0083%	51,897	67,985	0.00
47-3019	Helpers, construction trades, all other	0.0428%	49,824	65,269	0.02
47-4011	Construction and building inspectors	0.1290%	98,971	129,652	0.05
47-4021	Elevator and escalator installers and repairers	0.0411%	129,393	169,505	0.02
47-4031	Fence erectors	0.0361%	50,922	66,708	0.01
47-4041	Hazardous materials removal workers	0.0133%	59,941	78,523	0.01
47-4051	Highway maintenance workers	0.0117%	61,788	80,942	0.00
47-4061	Rail-track laying and maintenance equipment operators	0.0024%	74,777	97,958	0.00
47-4071	Septic tank servicers and sewer pipe cleaners	0.0087%	53,261	69,772	0.00
47-4090	Miscellaneous construction and related workers	0.0363%	77,978	102,151	0.01
47-5011	Derrick operators, oil and gas	0.0002%	59,028	77,327	0.00
47-5012	Rotary drill operators, oil and gas	0.0007%	71,135	93,187	0.00
47-5013	Service unit operators, oil and gas	0.0013%	63,593	83,307	0.00
47-5022	Excavating and loading machine and dragline operators, surface	0.0193%	78,963	103,442	0.01
47-5023	Earth drillers, except oil and gas	0.0257%	64,845	84,947	0.01
47-5032	Explosives workers, ordnance handling experts, and blasters	0.0017%	75,947	99,491	0.00
47-5041	Continuous mining machine operators	0.0002%	67,923	88,979	0.00
47-5044	Loading and moving machine operators, underground mining	0.0002%	68,395	89,597	0.00
47-5049	Underground mining machine operators, all other	0.0002%	67,421	88,322	0.00
47-5051	Rock splitters, quarry	0.0013%	59,356	77,756	0.00
47-5071	Roustabouts, oil and gas	0.0050%	66,179	86,694	0.00
47-5081	Helpers--extraction workers	0.0048%	57,078	74,772	0.00
47-5099	Extraction workers, all other	0.0007%	54,154	70,942	0.00
49-1011	First-line supervisors of mechanics, installers, and repairers	0.3710%	95,440	125,026	0.14
49-2011	Computer, automated teller, and office machine repairers	0.0204%	55,069	72,140	0.01
49-2021	Radio, cellular, and tower equipment installers and repairers	0.0115%	84,238	110,352	0.00
49-2022	Telecommunications equipment installers and repairers, except	0.2623%	76,483	100,193	0.10
49-2091	Avionics technicians	0.0028%	93,389	122,340	0.00
49-2092	Electric motor, power tool, and related repairers	0.0033%	66,364	86,937	0.00
49-2093	Electrical and electronics installers and repairers, transportation	0.0006%	89,620	117,402	0.00
49-2094	Electrical and electronics repairers, commercial and industrial e	0.0302%	76,254	99,893	0.01
49-2095	Electrical and electronics repairers, powerhouse, substation, an	0.0057%	119,268	156,241	0.00
49-2096	Electronic equipment installers and repairers, motor vehicles	0.0009%	52,311	68,527	0.00
49-2097	Audiovisual equipment installers and repairers	0.0150%	68,374	89,570	0.01
49-2098	Security and fire alarm systems installers	0.1372%	70,986	92,992	0.05
49-3011	Aircraft mechanics and service technicians	0.0135%	85,082	111,457	0.01
49-3021	Automotive body and related repairers	0.0020%	63,054	82,601	0.00
49-3022	Automotive glass installers and repairers	0.0019%	51,540	67,517	0.00
49-3023	Automotive service technicians and mechanics	0.0274%	63,939	83,760	0.01
49-3031	Bus and truck mechanics and diesel engine specialists	0.0670%	72,715	95,257	0.03
49-3041	Farm equipment mechanics and service technicians	0.0030%	58,297	76,369	0.00
49-3042	Mobile heavy equipment mechanics, except engines	0.1011%	84,155	110,243	0.04
49-3051	Motorboat mechanics and service technicians	0.0002%	63,876	83,678	0.00
49-3052	Motorcycle mechanics	0.0002%	56,496	74,010	0.00
49-3053	Outdoor power equipment and other small engine mechanics	0.0115%	51,478	67,436	0.00
49-3093	Tire repairers and changers	0.0017%	43,816	57,399	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
49-9011	Mechanical door repairers	0.0359%	\$ 60,712	79,533	0.01
49-9012	Control and valve installers and repairers, except mechanical do	0.0146%	96,481	126,390	0.01
49-9021	Heating, air conditioning, and refrigeration mechanics and install	0.6090%	72,923	95,529	0.23
49-9031	Home appliance repairers	0.0035%	52,571	68,868	0.00
49-9041	Industrial machinery mechanics	0.2908%	74,109	97,083	0.11
49-9043	Maintenance workers, machinery	0.0481%	68,550	89,801	0.02
49-9044	Millwrights	0.0483%	71,778	94,029	0.02
49-9051	Electrical power-line installers and repairers	0.0814%	116,551	152,682	0.03
49-9052	Telecommunications line installers and repairers	0.1749%	81,657	106,971	0.07
49-9062	Medical equipment repairers	0.0181%	81,397	106,630	0.01
49-9063	Musical instrument repairers and tuners	0.0007%	48,865	64,013	0.00
49-9069	Precision instrument and equipment repairers, all other	0.0033%	71,372	93,497	0.00
49-9071	Maintenance and repair workers, general	1.1769%	59,161	77,501	0.45
49-9081	Wind turbine service technicians	0.0037%	98,188	128,626	0.00
49-9091	Coin, vending, and amusement machine servicers and repairers	0.0070%	52,352	68,581	0.00
49-9092	Commercial divers	0.0035%	139,818	183,162	0.00
49-9094	Locksmiths and safe repairers	0.0194%	65,188	85,396	0.01
49-9095	Manufactured building and mobile home installers	0.0019%	52,748	69,100	0.00
49-9096	Riggers	0.0187%	92,056	120,593	0.01
49-9098	Helpers—installation, maintenance, and repair workers	0.0872%	44,316	58,054	0.03
49-9099	Installation, maintenance, and repair workers, all other	0.1433%	56,693	74,268	0.05
51-1011	First-line supervisors of production and operating workers	0.6501%	82,179	107,654	0.25
51-2011	Aircraft structure, surfaces, rigging, and systems assemblers	0.0041%	64,221	84,130	0.00
51-2021	Coil winders, tapers, and finishers	0.0087%	47,162	61,782	0.00
51-2028	Electrical, electronic, and electromechanical assemblers, except	0.3482%	50,824	66,579	0.13
51-2031	Engine and other machine assemblers	0.0616%	51,000	66,810	0.02
51-2041	Structural metal fabricators and fitters	0.0792%	57,776	75,687	0.03
51-2051	Fiberglass laminators and fabricators	0.0057%	53,079	69,533	0.00
51-2090	Miscellaneous assemblers and fabricators	1.7691%	47,948	62,812	0.67
51-3011	Bakers	0.1490%	42,083	55,129	0.06
51-3021	Butchers and meat cutters	0.0230%	44,421	58,192	0.01
51-3022	Meat, poultry, and fish cutters and trimmers	0.2001%	38,886	50,941	0.08
51-3023	Slaughtering and meat packers	0.1266%	40,966	53,665	0.05
51-3091	Food and tobacco roasting, baking, and drying machine operator	0.0252%	46,397	60,780	0.01
51-3092	Food batchmakers	0.2355%	42,703	55,941	0.09
51-3093	Food cooking machine operators and tenders	0.0422%	43,190	56,579	0.02
51-3099	Food processing workers, all other	0.0829%	42,310	55,426	0.03
51-4021	Extruding and drawing machine setters, operators, and tenders,	0.0265%	47,028	61,607	0.01
51-4022	Forging machine setters, operators, and tenders, metal and plas	0.0120%	55,738	73,017	0.00
51-4023	Rolling machine setters, operators, and tenders, metal and plas	0.0113%	52,469	68,734	0.00
51-4031	Cutting, punching, and press machine setters, operators, and te	0.2347%	49,583	64,954	0.09
51-4032	Drilling and boring machine tool setters, operators, and tenders,	0.0063%	53,545	70,144	0.00
51-4033	Grinding, lapping, polishing, and buffing machine tool setters, op	0.0850%	46,997	61,566	0.03
51-4034	Lathe and turning machine tool setters, operators, and tenders,	0.0283%	53,100	69,561	0.01
51-4035	Milling and planing machine setters, operators, and tenders, me	0.0139%	58,448	76,567	0.01
51-4041	Machinists	0.3910%	62,359	81,690	0.15
51-4051	Metal-refining furnace operators and tenders	0.0043%	55,676	72,936	0.00
51-4052	Pourers and casters, metal	0.0006%	44,110	57,784	0.00
51-4061	Model makers, metal and plastic	0.0024%	80,969	106,069	0.00
51-4062	Patternmakers, metal and plastic	0.0011%	70,872	92,842	0.00
51-4071	Foundry mold and coremakers	0.0039%	42,600	55,806	0.00
51-4072	Molding, coremaking, and casting machine setters, operators, a	0.0694%	47,700	62,487	0.03
51-4081	Multiple machine tool setters, operators, and tenders, metal and	0.1520%	45,807	60,007	0.06
51-4111	Tool and die makers	0.0746%	71,969	94,279	0.03
51-4121	Welders, cutters, solderers, and brazers	0.5507%	61,210	80,185	0.21
51-4122	Welding, soldering, and brazing machine setters, operators, and	0.0446%	51,331	67,244	0.02
51-4191	Heat treating equipment setters, operators, and tenders, metal a	0.0126%	52,324	68,544	0.00
51-4192	Layout workers, metal and plastic	0.0020%	69,734	91,352	0.00
51-4193	Plating machine setters, operators, and tenders, metal and plas	0.0133%	47,710	62,500	0.01
51-4194	Tool grinders, filers, and sharpeners	0.0076%	52,759	69,114	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-4199	Metal workers and plastic workers, all other	0.0187%	\$ 47,234	61,877	0.01
51-5111	Prepress technicians and workers	0.0056%	54,176	70,971	0.00
51-5112	Printing press operators	0.0446%	48,972	64,153	0.02
51-5113	Print binding and finishing workers	0.0057%	46,386	60,766	0.00
51-6011	Laundry and dry-cleaning workers	0.0285%	39,093	51,212	0.01
51-6021	Pressers, textile, garment, and related materials	0.0017%	38,514	50,453	0.00
51-6031	Sewing machine operators	0.0913%	38,721	50,725	0.03
51-6051	Sewers, hand	0.0007%	37,355	48,935	0.00
51-6052	Tailors, dressmakers, and custom sewers	0.0009%	53,059	69,507	0.00
51-6061	Textile bleaching and dyeing machine operators and tenders	0.0111%	37,893	49,640	0.00
51-6062	Textile cutting machine setters, operators, and tenders	0.0106%	40,903	53,583	0.00
51-6063	Textile knitting and weaving machine setters, operators, and ten	0.0252%	39,672	51,970	0.01
51-6064	Textile winding, twisting, and drawing out machine setters, oper	0.0378%	39,114	51,239	0.01
51-6091	Extruding and forming machine setters, operators, and tenders,	0.0167%	50,545	66,214	0.01
51-6092	Fabric and apparel patternmakers	0.0013%	73,034	95,675	0.00
51-6093	Upholsterers	0.0252%	50,576	66,255	0.01
51-6099	Textile, apparel, and furnishings workers, all other	0.0043%	39,507	51,754	0.00
51-7011	Cabinetmakers and bench carpenters	0.1433%	51,755	67,799	0.05
51-7021	Furniture finishers	0.0187%	51,372	67,297	0.01
51-7031	Model makers, wood	0.0006%	53,648	70,279	0.00
51-7041	Sawing machine setters, operators, and tenders, wood	0.0689%	45,517	59,627	0.03
51-7042	Woodworking machine setters, operators, and tenders, except s	0.1048%	45,734	59,912	0.04
51-7099	Woodworkers, all other	0.0113%	45,217	59,234	0.00
51-8012	Power distributors and dispatchers	0.0017%	127,490	167,012	0.00
51-8013	Power plant operators	0.0013%	106,200	139,122	0.00
51-8021	Stationary engineers and boiler operators	0.0106%	73,541	96,339	0.00
51-8031	Water and wastewater treatment plant and system operators	0.0422%	84,321	110,461	0.02
51-8091	Chemical plant and system operators	0.0048%	100,262	131,343	0.00
51-8092	Gas plant operators	0.0007%	114,972	150,613	0.00
51-8093	Petroleum pump system operators, refinery operators, and gauge	0.0007%	104,679	137,129	0.00
51-8099	Plant and system operators, all other	0.0065%	76,107	99,700	0.00
51-9011	Chemical equipment operators and tenders	0.0946%	58,117	76,133	0.04
51-9012	Separating, filtering, clarifying, precipitating, and still machine se	0.0705%	64,459	84,441	0.03
51-9021	Crushing, grinding, and polishing machine setters, operators, and	0.0198%	46,986	61,552	0.01
51-9022	Grinding and polishing workers, hand	0.0128%	47,493	62,216	0.00
51-9023	Mixing and blending machine setters, operators, and tenders	0.1059%	54,000	70,740	0.04
51-9031	Cutters and trimmers, hand	0.0052%	39,310	51,496	0.00
51-9032	Cutting and slicing machine setters, operators, and tenders	0.0420%	46,831	61,349	0.02
51-9041	Extruding, forming, pressing, and compacting machine setters, i	0.0428%	48,879	64,031	0.02
51-9051	Furnace, kiln, oven, drier, and kettle operators and tenders	0.0178%	53,100	69,561	0.01
51-9061	Inspectors, testers, sorters, samplers, and weighers	0.6523%	56,628	74,183	0.25
51-9071	Jewelers and precious stone and metal workers	0.0143%	59,234	77,597	0.01
51-9081	Dental laboratory technicians	0.0613%	61,552	80,633	0.02
51-9082	Medical appliance technicians	0.0157%	50,390	66,011	0.01
51-9083	Ophthalmic laboratory technicians	0.0239%	57,103	74,805	0.01
51-9111	Packaging and filling machine operators and tenders	0.5059%	44,400	58,164	0.19
51-9123	Painting, coating, and decorating workers	0.0109%	53,038	69,480	0.00
51-9124	Coating, painting, and spraying machine setters, operators, and	0.1179%	57,641	75,510	0.04
51-9141	Semiconductor processing technicians	0.0465%	52,924	69,330	0.02
51-9151	Photographic process workers and processing machine operato	0.0050%	48,259	63,219	0.00
51-9161	Computer numerically controlled tool operators	0.2669%	54,972	72,013	0.10
51-9162	Computer numerically controlled tool programmers	0.0404%	81,766	107,113	0.02
51-9191	Adhesive bonding machine operators and tenders	0.0074%	43,697	57,243	0.00
51-9192	Cleaning, washing, and metal pickling equipment operators and t	0.0180%	43,666	57,202	0.01
51-9193	Cooling and freezing equipment operators and tenders	0.0093%	46,738	61,227	0.00
51-9194	Etchers and engravers	0.0052%	48,269	63,232	0.00
51-9195	Molders, shapers, and casters, except metal and plastic	0.0611%	53,038	69,480	0.02
51-9196	Paper goods machine setters, operators, and tenders	0.0054%	51,352	67,271	0.00
51-9197	Tire builders	0.0002%	48,631	63,707	0.00
51-9198	Helpers--production workers	0.2177%	44,234	57,947	0.08

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.3: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-9199	Production workers, all other	0.2986%	\$ 46,521	60,943	0.11
53-1047	First-line supervisors of transportation and material moving worke	0.1392%	69,553	91,114	0.05
53-2011	Airline pilots, copilots, and flight engineers	0.0033%	299,262	392,033	0.00
53-2012	Commercial pilots	0.0089%	161,474	211,531	0.00
53-2022	Airfield operations specialists	0.0017%	74,952	98,187	0.00
53-3011	Ambulance drivers and attendants, except emergency medical te	0.0006%	38,470	50,396	0.00
53-3031	Driver/sales workers	0.0487%	48,650	63,732	0.02
53-3032	Heavy and tractor-trailer truck drivers	0.6829%	60,964	79,863	0.26
53-3033	Light truck drivers	0.1834%	50,711	66,431	0.07
53-3051	Bus drivers, school	0.0004%	56,810	74,421	0.00
53-3052	Bus drivers, transit and intercity	0.0015%	68,570	89,827	0.00
53-3053	Shuttle drivers and chauffeurs	0.0181%	44,977	58,920	0.01
53-3099	Motor vehicle operators, all other	0.0128%	52,521	68,803	0.00
53-5011	Sailors and marine oilers	0.0011%	64,427	84,399	0.00
53-5021	Captains, mates, and pilots of water vessels	0.0024%	95,520	125,131	0.00
53-5022	Motorboat operators	0.0002%	85,090	111,468	0.00
53-6021	Parking attendants	0.0096%	39,809	52,150	0.00
53-6031	Automotive and watercraft service attendants	0.0019%	42,257	55,357	0.00
53-6041	Traffic technicians	0.0015%	76,783	100,586	0.00
53-6051	Transportation inspectors	0.0022%	89,515	117,265	0.00
53-6099	Transportation workers, all other	0.0011%	52,740	69,089	0.00
53-7011	Conveyor operators and tenders	0.0059%	44,548	58,358	0.00
53-7021	Crane and tower operators	0.0426%	69,940	91,621	0.02
53-7041	Hoist and winch operators	0.0006%	54,226	71,036	0.00
53-7051	Industrial truck and tractor operators	0.4013%	50,794	66,540	0.15
53-7061	Cleaners of vehicles and equipment	0.0889%	40,238	52,712	0.03
53-7062	Laborers and freight, stock, and material movers, hand	1.7180%	45,354	59,414	0.65
53-7063	Machine feeders and offbearers	0.0381%	45,270	59,304	0.01
53-7064	Packers and packagers, hand	0.4524%	41,347	54,165	0.17
53-7065	Stockers and order fillers	0.3430%	44,653	58,495	0.13
53-7072	Pump operators, except wellhead pumpers	0.0043%	55,785	73,078	0.00
53-7081	Refuse and recyclable material collectors	0.1375%	63,736	83,494	0.05
53-7121	Tank car, truck, and ship loaders	0.0009%	62,815	82,288	0.00
53-7199	Material moving workers, all other	0.0074%	42,644	55,864	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.4: Occupation Mix and Averages for Hotel Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
11-1011	Chief executives	0.021345%	\$ 271,228	355,309	0.01
11-1021	General and operations managers	1.638207%	147,931	193,790	1.12
11-2011	Advertising and promotions managers	0.005336%	179,337	234,931	0.00
11-2021	Marketing managers	0.106724%	162,948	213,462	0.07
11-2022	Sales managers	0.480256%	146,743	192,233	0.33
11-2032	Public relations managers	0.010672%	170,640	223,538	0.01
11-2033	Fundraising managers	0.005336%	157,949	206,913	0.00
11-3012	Administrative services managers	0.080043%	116,567	152,703	0.05
11-3013	Facilities managers	0.293490%	116,229	152,260	0.20
11-3021	Computer and information systems managers	0.042689%	192,755	252,509	0.03
11-3031	Financial managers	0.256137%	181,815	238,178	0.17
11-3061	Purchasing managers	0.016009%	137,063	179,553	0.01
11-3071	Transportation, storage, and distribution managers	0.005336%	119,199	156,151	0.00
11-3111	Compensation and benefits managers	0.005336%	170,671	223,579	0.00
11-3121	Human resources managers	0.122732%	158,799	208,027	0.08
11-3131	Training and development managers	0.016009%	124,771	163,450	0.01
11-9021	Construction managers	0.005336%	144,930	189,858	0.00
11-9041	Architectural and engineering managers	0.010672%	180,207	236,071	0.01
11-9051	Food service managers	0.554963%	85,325	111,776	0.38
11-9071	Gambling managers	0.069370%	119,189	156,138	0.05
11-9072	Entertainment and recreation managers, except gambling	0.101387%	101,735	133,273	0.07
11-9081	Lodging managers	2.070438%	99,102	129,824	1.41
11-9141	Property, real estate, and community association managers	0.074707%	77,069	100,960	0.05
11-9151	Social and community service managers	0.005336%	88,736	116,244	0.00
11-9179	Personal service managers, all other	0.037353%	83,287	109,106	0.03
11-9199	Managers, all other	0.176094%	163,398	214,051	0.12
13-1020	Buyers and purchasing agents	0.090715%	86,708	113,587	0.06
13-1041	Compliance officers	0.026681%	91,574	119,962	0.02
13-1071	Human resources specialists	0.325507%	85,202	111,615	0.22
13-1075	Labor relations specialists	0.005336%	113,647	148,878	0.00
13-1082	Project management specialists	0.048026%	113,637	148,864	0.03
13-1111	Management analysts	0.016009%	105,945	138,788	0.01
13-1121	Meeting, convention, and event planners	0.437567%	67,318	88,187	0.30
13-1131	Fundraisers	0.021345%	76,998	100,867	0.01
13-1141	Compensation, benefits, and job analysis specialists	0.010672%	89,801	117,639	0.01
13-1151	Training and development specialists	0.037353%	82,508	108,085	0.03
13-1161	Market research analysts and marketing specialists	0.272145%	85,622	112,165	0.19
13-1199	Business operations specialists, all other	0.213447%	98,232	128,684	0.15
13-2011	Accountants and auditors	0.485592%	100,465	131,609	0.33
13-2031	Budget analysts	0.026681%	109,294	143,175	0.02
13-2051	Financial and investment analysts	0.021345%	101,325	132,736	0.01
13-2054	Financial risk specialists	0.005336%	123,860	162,257	0.00
13-2099	Financial specialists, all other	0.005336%	95,220	124,738	0.00
15-1211	Computer systems analysts	0.021345%	133,329	174,661	0.01
15-1212	Information security analysts	0.005336%	144,981	189,925	0.00
15-1231	Computer network support specialists	0.016009%	86,475	113,282	0.01
15-1232	Computer user support specialists	0.074707%	82,365	107,898	0.05
15-1242	Database administrators	0.005336%	119,895	157,062	0.00
15-1244	Network and computer systems administrators	0.048026%	118,237	154,890	0.03
15-1252	Software developers	0.016009%	179,029	234,528	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.4: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
15-1255	Web and digital interface designers	0.005336%	\$ 141,324	185,134	0.00
15-1299	Computer occupations, all other	0.021345%	130,465	170,909	0.01
17-2051	Civil engineers	0.042689%	118,577	155,336	0.03
17-2141	Mechanical engineers	0.005336%	130,424	170,855	0.00
19-5011	Occupational health and safety specialists	0.005336%	108,718	142,421	0.00
21-1012	Educational, guidance, and career counselors and advisors	0.005336%	88,412	115,820	0.00
21-1099	Community and social service specialists, all other	0.005336%	57,877	75,819	0.00
23-1011	Lawyers	0.005336%	220,320	288,619	0.00
25-3021	Self-enrichment teachers	0.096051%	61,400	80,434	0.07
25-3099	Teachers and instructors, all other	0.005336%	87,804	115,023	0.00
25-9031	Instructional coordinators	0.005336%	100,723	131,947	0.00
27-1023	Floral designers	0.005336%	44,082	57,747	0.00
27-1024	Graphic designers	0.016009%	82,262	107,763	0.01
27-1025	Interior designers	0.005336%	84,034	110,085	0.00
27-2012	Producers and directors	0.010672%	137,007	179,479	0.01
27-2022	Coaches and scouts	0.026681%	67,540	88,477	0.02
27-3031	Public relations specialists	0.053362%	90,421	118,452	0.04
27-4011	Audio and video technicians	0.069370%	74,484	97,574	0.05
27-4021	Photographers	0.005336%	77,791	101,906	0.00
27-4099	Media and communication equipment workers, all other	0.010672%	80,933	106,022	0.01
29-1141	Registered nurses	0.005336%	141,849	185,822	0.00
29-2042	Emergency medical technicians	0.005336%	53,674	70,313	0.00
31-1120	Home health and personal care aides	0.005336%	36,305	47,560	0.00
31-9011	Massage therapists	0.474920%	58,426	76,538	0.32
33-1091	First-line supervisors of security workers	0.213447%	62,704	82,142	0.15
33-1099	First-line supervisors of protective service workers, all other	0.032017%	77,084	100,980	0.02
33-9031	Gambling surveillance officers and gambling investigators	0.101387%	43,613	57,133	0.07
33-9032	Security guards	1.542156%	46,324	60,684	1.05
33-9092	Lifeguards, ski patrol, and other recreational protective service workers	0.437567%	39,624	51,907	0.30
33-9099	Protective service workers, all other	0.021345%	47,170	61,793	0.01
35-1011	Chefs and head cooks	0.944504%	69,219	90,677	0.64
35-1012	First-line supervisors of food preparation and serving workers	1.382070%	49,231	64,493	0.94
35-2011	Cooks, fast food	0.026681%	36,892	48,329	0.02
35-2012	Cooks, institution and cafeteria	0.325507%	47,675	62,454	0.22
35-2014	Cooks, restaurant	3.665955%	43,964	57,593	2.50
35-2015	Cooks, short order	0.096051%	40,737	53,365	0.07
35-2019	Cooks, all other	0.074707%	40,665	53,271	0.05
35-2021	Food preparation workers	0.741729%	40,377	52,894	0.51
35-3011	Bartenders	2.278549%	42,418	55,568	1.55
35-3023	Fast food and counter workers	0.779082%	37,800	49,518	0.53
35-3031	Waiters and waitresses	6.648879%	44,531	58,336	4.54
35-3041	Food servers, nonrestaurant	0.965848%	42,438	55,594	0.66
35-9011	Dining room and cafeteria attendants and bartender helpers	2.790822%	38,552	50,503	1.90
35-9021	Dishwashers	1.237994%	38,964	51,043	0.84
35-9031	Hosts and hostesses, restaurant, lounge, and coffee shop	0.997866%	39,892	52,259	0.68
35-9099	Food preparation and serving related workers, all other	0.250800%	41,521	54,393	0.17
37-1011	First-line supervisors of housekeeping and janitorial workers	2.113127%	59,714	78,225	1.44

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.4: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
37-1012	First-line supervisors of landscaping, lawn service, and groundskeep	0.112060%	\$ 65,683	86,045	0.08
37-2011	Janitors and cleaners, except maids and housekeeping cleaners	2.278549%	43,149	56,525	1.55
37-2012	Maids and housekeeping cleaners	21.691569%	44,912	58,835	14.80
37-2019	Building cleaning workers, all other	0.080043%	44,613	58,443	0.05
37-3011	Landscaping and groundskeeping workers	0.859125%	46,056	60,333	0.59
37-3012	Pesticide handlers, sprayers, and applicators, vegetation	0.010672%	49,108	64,331	0.01
37-3019	Grounds maintenance workers, all other	0.037353%	52,612	68,922	0.03
39-1013	First-line supervisors of gambling services workers	0.506937%	69,456	90,987	0.35
39-1014	First-line supervisors of entertainment and recreation workers, except	0.218783%	55,364	72,527	0.15
39-1022	First-line supervisors of personal service workers	0.117396%	56,354	73,824	0.08
39-2011	Animal trainers	0.005336%	47,633	62,399	0.00
39-2021	Animal caretakers	0.032017%	40,933	53,622	0.02
39-3011	Gambling dealers	1.675560%	44,201	57,903	1.14
39-3012	Gambling and sports book writers and runners	0.058698%	40,397	52,920	0.04
39-3019	Gambling service workers, all other	0.090715%	43,861	57,458	0.06
39-3031	Ushers, lobby attendants, and ticket takers	0.138741%	37,593	49,247	0.09
39-3091	Amusement and recreation attendants	0.843116%	37,779	49,490	0.58
39-3092	Costume attendants	0.016009%	72,558	95,051	0.01
39-3093	Locker room, coatroom, and dressing room attendants	0.149413%	44,294	58,025	0.10
39-3099	Entertainment attendants and related workers, all other	0.021345%	40,603	53,190	0.01
39-5012	Hairdressers, hairstylists, and cosmetologists	0.048026%	48,035	62,926	0.03
39-5092	Manicurists and pedicurists	0.064034%	37,439	49,045	0.04
39-5094	Skincare specialists	0.117396%	55,839	73,149	0.08
39-6011	Baggage porters and bellhops	0.933831%	40,861	53,528	0.64
39-6012	Concierges	0.400213%	44,335	58,079	0.27
39-7010	Tour and travel guides	0.090715%	46,067	60,348	0.06
39-9031	Exercise trainers and group fitness instructors	0.090715%	63,230	82,831	0.06
39-9041	Residential advisors	0.069370%	49,190	64,439	0.05
41-1011	First-line supervisors of retail sales workers	0.128068%	56,699	74,276	0.09
41-1012	First-line supervisors of non-retail sales workers	0.080043%	100,871	132,141	0.05
41-2011	Cashiers	0.490928%	38,747	50,759	0.34
41-2012	Gambling change persons and booth cashiers	0.202775%	43,284	56,702	0.14
41-2021	Counter and rental clerks	0.080043%	48,286	63,255	0.05
41-2031	Retail salespersons	0.410886%	43,149	56,525	0.28
41-3041	Travel agents	0.032017%	58,621	76,794	0.02
41-3091	Sales representatives of services, except advertising, insurance, fina	1.243330%	96,241	126,076	0.85
41-4012	Sales representatives, wholesale and manufacturing, except technic	0.026681%	87,187	114,215	0.02
41-9011	Demonstrators and product promoters	0.005336%	47,924	62,780	0.00
41-9022	Real estate sales agents	0.005336%	75,312	98,659	0.00
41-9041	Telemarketers	0.010672%	42,447	55,606	0.01
41-9099	Sales and related workers, all other	0.032017%	67,716	88,708	0.02
43-1011	First-line supervisors of office and administrative support workers	2.054429%	77,987	102,163	1.40
43-2011	Switchboard operators, including answering service	0.128068%	54,302	71,136	0.09
43-2021	Telephone operators	0.026681%	58,470	76,596	0.02
43-3011	Bill and account collectors	0.005336%	55,468	72,663	0.00
43-3021	Billing and posting clerks	0.010672%	55,014	72,068	0.01
43-3031	Bookkeeping, accounting, and auditing clerks	0.997866%	58,439	76,555	0.68
43-3041	Gambling cage workers	0.181430%	43,151	56,528	0.12
43-3051	Payroll and timekeeping clerks	0.048026%	63,658	83,392	0.03
43-3061	Procurement clerks	0.032017%	55,055	72,122	0.02
43-3099	Financial clerks, all other	0.005336%	58,789	77,014	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.4: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
43-4051	Customer service representatives	0.426894%	\$ 51,527	67,500	0.29
43-4081	Hotel, motel, and resort desk clerks	13.543223%	40,603	53,190	9.24
43-4111	Interviewers, except eligibility and loan	0.005336%	53,786	70,460	0.00
43-4151	Order clerks	0.010672%	48,030	62,919	0.01
43-4161	Human resources assistants, except payroll and timekeeping	0.042689%	56,561	74,095	0.03
43-4171	Receptionists and information clerks	0.234792%	44,275	58,000	0.16
43-4181	Reservation and transportation ticket agents and travel clerks	0.266809%	45,957	60,204	0.18
43-4199	Information and record clerks, all other	0.016009%	57,716	75,608	0.01
43-5021	Couriers and messengers	0.010672%	44,420	58,190	0.01
43-5032	Dispatchers, except police, fire, and ambulance	0.069370%	55,447	72,636	0.05
43-5061	Production, planning, and expediting clerks	0.032017%	65,010	85,163	0.02
43-5071	Shipping, receiving, and inventory clerks	0.106724%	46,421	60,812	0.07
43-6011	Executive secretaries and executive administrative assistants	0.090715%	89,025	116,623	0.06
43-6014	Secretaries and administrative assistants, except legal, medical, an	0.394877%	55,323	72,473	0.27
43-9021	Data entry keyers	0.010672%	49,763	65,190	0.01
43-9051	Mail clerks and mail machine operators, except postal service	0.005336%	45,802	60,001	0.00
43-9061	Office clerks, general	0.517609%	50,217	65,784	0.35
43-9199	Office and administrative support workers, all other	0.026681%	55,158	72,257	0.02
45-1011	First-line supervisors of farming, fishing, and forestry workers	0.010672%	61,654	80,767	0.01
45-2092	Farmworkers and laborers, crop, nursery, and greenhouse	0.005336%	37,625	49,289	0.00
45-2093	Farmworkers, farm, ranch, and aquacultural animals	0.053362%	45,576	59,705	0.04
47-1011	First-line supervisors of construction trades and extraction workers	0.016009%	98,673	129,262	0.01
47-2031	Carpenters	0.053362%	75,280	98,617	0.04
47-2041	Carpet installers	0.005336%	57,365	75,148	0.00
47-2061	Construction laborers	0.005336%	63,316	82,944	0.00
47-2073	Operating engineers and other construction equipment operators	0.010672%	90,783	118,926	0.01
47-2111	Electricians	0.042689%	86,525	113,348	0.03
47-2141	Painters, construction and maintenance	0.106724%	62,608	82,016	0.07
47-2152	Plumbers, pipefitters, and steamfitters	0.021345%	77,260	101,211	0.01
49-1011	First-line supervisors of mechanics, installers, and repairers	0.592316%	95,440	125,026	0.40
49-2094	Electrical and electronics repairers, commercial and industrial equip	0.005336%	76,254	99,893	0.00
49-3023	Automotive service technicians and mechanics	0.010672%	63,939	83,760	0.01
49-3042	Mobile heavy equipment mechanics, except engines	0.005336%	84,155	110,243	0.00
49-3053	Outdoor power equipment and other small engine mechanics	0.016009%	51,478	67,436	0.01
49-3092	Recreational vehicle service technicians	0.005336%	59,233	77,595	0.00
49-9021	Heating, air conditioning, and refrigeration mechanics and installers	0.042689%	72,923	95,529	0.03
49-9041	Industrial machinery mechanics	0.021345%	74,109	97,083	0.01
49-9071	Maintenance and repair workers, general	5.288154%	59,161	77,501	3.61
49-9091	Coin, vending, and amusement machine servicers and repairers	0.096051%	52,352	68,581	0.07
49-9094	Locksmiths and safe repairers	0.005336%	65,188	85,396	0.00
49-9098	Helpers--installation, maintenance, and repair workers	0.021345%	44,316	58,054	0.01
49-9099	Installation, maintenance, and repair workers, all other	0.053362%	56,693	74,268	0.04
51-1011	First-line supervisors of production and operating workers	0.074707%	82,179	107,654	0.05
51-3011	Bakers	0.144077%	42,083	55,129	0.10
51-3021	Butchers and meat cutters	0.010672%	44,421	58,192	0.01
51-6011	Laundry and dry-cleaning workers	1.974386%	39,093	51,212	1.35
51-6021	Pressers, textile, garment, and related materials	0.005336%	38,514	50,453	0.00
51-6031	Sewing machine operators	0.010672%	38,721	50,725	0.01
51-6052	Tailors, dressmakers, and custom sewers	0.016009%	53,059	69,507	0.01
51-6093	Upholsterers	0.005336%	50,576	66,255	0.00
51-8021	Stationary engineers and boiler operators	0.288154%	73,541	96,339	0.20

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.4: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-9061	Inspectors, testers, sorters, samplers, and weighers	0.032017%	\$ 56,628	74,183	0.02
51-9199	Production workers, all other	0.005336%	46,521	60,943	0.00
53-1047	First-line supervisors of transportation and material moving workers,	0.053362%	69,553	91,114	0.04
53-3031	Driver/sales workers	0.005336%	48,650	63,732	0.00
53-3032	Heavy and tractor-trailer truck drivers	0.005336%	60,964	79,863	0.00
53-3033	Light truck drivers	0.026681%	50,711	66,431	0.02
53-3053	Shuttle drivers and chauffeurs	0.304162%	44,977	58,920	0.21
53-3099	Motor vehicle operators, all other	0.005336%	52,521	68,803	0.00
53-5021	Captains, mates, and pilots of water vessels	0.010672%	95,520	125,131	0.01
53-5022	Motorboat operators	0.010672%	85,090	111,468	0.01
53-6021	Parking attendants	0.309498%	39,809	52,150	0.21
53-6031	Automotive and watercraft service attendants	0.005336%	42,257	55,357	0.00
53-7061	Cleaners of vehicles and equipment	0.005336%	40,238	52,712	0.00
53-7062	Laborers and freight, stock, and material movers, hand	0.192102%	45,354	59,414	0.13
53-7065	Stockers and order fillers	0.144077%	44,653	58,495	0.10

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.5: : Occupation Mix and Averages for Warehousing/Storage Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
11-1011	Chief executives	0.027724%	\$ 271,228	355,309	0.00
11-1021	General and operations managers	0.992515%	147,931	193,790	0.08
11-2021	Marketing managers	0.038813%	162,948	213,462	0.00
11-2022	Sales managers	0.105351%	146,743	192,233	0.01
11-2032	Public relations managers	0.005545%	170,640	223,538	0.00
11-3012	Administrative services managers	0.044358%	116,567	152,703	0.00
11-3013	Facilities managers	0.121985%	116,229	152,260	0.01
11-3021	Computer and information systems managers	0.083172%	192,755	252,509	0.01
11-3031	Financial managers	0.072082%	181,815	238,178	0.01
11-3051	Industrial production managers	0.055448%	151,854	198,929	0.00
11-3061	Purchasing managers	0.027724%	137,063	179,553	0.00
11-3071	Transportation, storage, and distribution managers	1.092320%	119,199	156,151	0.09
11-3121	Human resources managers	0.094261%	158,799	208,027	0.01
11-3131	Training and development managers	0.033269%	124,771	163,450	0.00
11-9021	Construction managers	0.005545%	144,930	189,858	0.00
11-9041	Architectural and engineering managers	0.016634%	180,207	236,071	0.00
11-9141	Property, real estate, and community association managers	0.011090%	77,069	100,960	0.00
11-9199	Managers, all other	0.099806%	163,398	214,051	0.01
13-1020	Buyers and purchasing agents	0.194067%	86,708	113,587	0.02
13-1041	Compliance officers	0.038813%	91,574	119,962	0.00
13-1051	Cost estimators	0.022179%	93,888	122,993	0.00
13-1071	Human resources specialists	0.404769%	85,202	111,615	0.03
13-1081	Logisticians	0.332686%	90,887	119,062	0.03
13-1082	Project management specialists	0.099806%	113,637	148,864	0.01
13-1111	Management analysts	0.094261%	105,945	138,788	0.01
13-1131	Fundraisers	0.005545%	76,998	100,867	0.00
13-1141	Compensation, benefits, and job analysis specialists	0.016634%	89,801	117,639	0.00
13-1151	Training and development specialists	0.493485%	82,508	108,085	0.04
13-1161	Market research analysts and marketing specialists	0.116440%	85,622	112,165	0.01
13-1199	Business operations specialists, all other	0.426948%	98,232	128,684	0.04
13-2011	Accountants and auditors	0.155254%	100,465	131,609	0.01
13-2031	Budget analysts	0.005545%	109,294	143,175	0.00
13-2041	Credit analysts	0.005545%	82,867	108,556	0.00
13-2051	Financial and investment analysts	0.033269%	101,325	132,736	0.00
13-2054	Financial risk specialists	0.005545%	123,860	162,257	0.00
13-2099	Financial specialists, all other	0.005545%	95,220	124,738	0.00
15-1211	Computer systems analysts	0.055448%	133,329	174,661	0.00
15-1212	Information security analysts	0.005545%	144,981	189,925	0.00
15-1231	Computer network support specialists	0.044358%	86,475	113,282	0.00
15-1232	Computer user support specialists	0.221791%	82,365	107,898	0.02
15-1241	Computer network architects	0.011090%	157,931	206,890	0.00
15-1242	Database administrators	0.011090%	119,895	157,062	0.00
15-1243	Database architects	0.011090%	167,573	219,521	0.00
15-1244	Network and computer systems administrators	0.094261%	118,237	154,890	0.01
15-1251	Computer programmers	0.005545%	128,425	168,237	0.00
15-1252	Software developers	0.088716%	179,029	234,528	0.01
15-1253	Software quality assurance analysts and testers	0.016634%	136,760	179,156	0.00
15-1254	Web developers	0.011090%	125,160	163,960	0.00
15-1255	Web and digital interface designers	0.005545%	141,324	185,134	0.00
15-1299	Computer occupations, all other	0.160798%	130,465	170,909	0.01
15-2031	Operations research analysts	0.027724%	94,933	124,362	0.00
15-2051	Data scientists	0.033269%	144,734	189,602	0.00
17-2071	Electrical engineers	0.005545%	151,790	198,845	0.00
17-2111	Health and safety engineers, except mining safety engineers and inspec	0.005545%	132,443	173,500	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.5: : Occupation Mix and Averages for Warehousing/Storage Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
17-2112	Industrial engineers	0.116440%	\$ 124,614	163,244	0.01
17-2141	Mechanical engineers	0.011090%	130,424	170,855	0.00
17-2199	Engineers, all other	0.011090%	140,149	183,595	0.00
17-3013	Mechanical drafters	0.005545%	86,177	112,892	0.00
17-3023	Electrical and electronic engineering technologists and technicians	0.005545%	87,629	114,794	0.00
17-3024	Electro-mechanical and mechatronics technologists and technicians	0.016634%	91,843	120,314	0.00
17-3026	Industrial engineering technologists and technicians	0.011090%	79,903	104,673	0.00
19-4013	Food science technicians	0.005545%	56,187	73,605	0.00
19-5011	Occupational health and safety specialists	0.133075%	108,718	142,421	0.01
19-5012	Occupational health and safety technicians	0.327142%	67,448	88,357	0.03
23-1011	Lawyers	0.005545%	220,320	288,619	0.00
27-1011	Art directors	0.005545%	152,532	199,817	0.00
27-1021	Commercial and industrial designers	0.005545%	97,200	127,332	0.00
27-1024	Graphic designers	0.022179%	82,262	107,763	0.00
27-1025	Interior designers	0.005545%	84,034	110,085	0.00
27-1026	Merchandise displayers and window trimmers	0.144164%	45,061	59,030	0.01
27-3031	Public relations specialists	0.022179%	90,421	118,452	0.00
27-3042	Technical writers	0.005545%	112,684	147,616	0.00
27-3043	Writers and authors	0.005545%	111,922	146,618	0.00
27-4021	Photographers	0.011090%	77,791	101,906	0.00
29-1051	Pharmacists	0.011090%	162,031	212,261	0.00
29-1141	Registered nurses	0.005545%	141,849	185,822	0.00
29-2052	Pharmacy technicians	0.011090%	57,393	75,185	0.00
29-2061	Licensed practical and licensed vocational nurses	0.005545%	78,893	103,350	0.00
33-1091	First-line supervisors of security workers	0.033269%	62,704	82,142	0.00
33-1099	First-line supervisors of protective service workers, all other	0.011090%	77,084	100,980	0.00
33-9021	Private detectives and investigators	0.005545%	65,848	86,261	0.00
33-9032	Security guards	0.321597%	46,324	60,684	0.03
33-9099	Protective service workers, all other	0.105351%	47,170	61,793	0.01
35-2012	Cooks, institution and cafeteria	0.005545%	47,675	62,454	0.00
35-2021	Food preparation workers	0.022179%	40,377	52,894	0.00
35-3023	Fast food and counter workers	0.005545%	37,800	49,518	0.00
37-1011	First-line supervisors of housekeeping and janitorial workers	0.011090%	59,714	78,225	0.00
37-2011	Janitors and cleaners, except maids and housekeeping cleaners	0.776268%	43,149	56,525	0.07
37-2012	Maids and housekeeping cleaners	0.011090%	44,912	58,835	0.00
37-3011	Landscaping and groundskeeping workers	0.011090%	46,056	60,333	0.00
41-1011	First-line supervisors of retail sales workers	0.077627%	56,699	74,276	0.01
41-1012	First-line supervisors of non-retail sales workers	0.072082%	100,871	132,141	0.01
41-2011	Cashiers	0.049903%	38,747	50,759	0.00
41-2021	Counter and rental clerks	0.038813%	48,286	63,255	0.00
41-2022	Parts salespersons	0.011090%	47,118	61,725	0.00
41-2031	Retail salespersons	0.415858%	43,149	56,525	0.04
41-3091	Sales representatives of services, except advertising, insurance, financial	0.149709%	96,241	126,076	0.01
41-4011	Sales representatives, wholesale and manufacturing, technical and scientific	0.066537%	139,669	182,966	0.01
41-4012	Sales representatives, wholesale and manufacturing, except technical and scientific	0.343776%	87,187	114,215	0.03
41-9011	Demonstrators and product promoters	0.016634%	47,924	62,780	0.00
41-9099	Sales and related workers, all other	0.011090%	67,716	88,708	0.00
43-1011	First-line supervisors of office and administrative support workers	1.280843%	77,987	102,163	0.11
43-3011	Bill and account collectors	0.016634%	55,468	72,663	0.00
43-3021	Billing and posting clerks	0.144164%	55,014	72,068	0.01
43-3031	Bookkeeping, accounting, and auditing clerks	0.232881%	58,439	76,555	0.02
43-3051	Payroll and timekeeping clerks	0.033269%	63,658	83,392	0.00
43-3061	Procurement clerks	0.044358%	55,055	72,122	0.00
43-4041	Credit authorizers, checkers, and clerks	0.005545%	48,247	63,204	0.00
43-4051	Customer service representatives	1.108955%	51,527	67,500	0.09

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.5: : Occupation Mix and Averages for Warehousing/Storage Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
43-4071	File clerks	0.016634%	\$ 48,154	63,082	0.00
43-4151	Order clerks	0.277239%	48,030	62,919	0.02
43-4161	Human resources assistants, except payroll and timekeeping	0.188522%	56,561	74,095	0.02
43-4171	Receptionists and information clerks	0.044358%	44,275	58,000	0.00
43-4199	Information and record clerks, all other	0.066537%	57,716	75,608	0.01
43-5011	Cargo and freight agents	0.077627%	59,016	77,311	0.01
43-5021	Couriers and messengers	0.016634%	44,420	58,190	0.00
43-5032	Dispatchers, except police, fire, and ambulance	0.149709%	55,447	72,636	0.01
43-5061	Production, planning, and expediting clerks	0.676462%	65,010	85,163	0.06
43-5071	Shipping, receiving, and inventory clerks	3.798170%	46,421	60,812	0.32
43-5111	Weighers, measurers, checkers, and samplers, recordkeeping	0.682007%	46,957	61,514	0.06
43-6011	Executive secretaries and executive administrative assistants	0.055448%	89,025	116,623	0.00
43-6014	Secretaries and administrative assistants, except legal, medical, and ex	0.382589%	55,323	72,473	0.03
43-9021	Data entry keyers	0.088716%	49,763	65,190	0.01
43-9051	Mail clerks and mail machine operators, except postal service	0.011090%	45,802	60,001	0.00
43-9061	Office clerks, general	0.665373%	50,217	65,784	0.06
43-9071	Office machine operators, except computer	0.016634%	48,876	64,028	0.00
43-9199	Office and administrative support workers, all other	0.066537%	55,158	72,257	0.01
45-1011	First-line supervisors of farming, fishing, and forestry workers	0.005545%	61,654	80,767	0.00
45-2041	Graders and sorters, agricultural products	0.011090%	36,886	48,321	0.00
45-2091	Agricultural equipment operators	0.022179%	41,062	53,791	0.00
47-1011	First-line supervisors of construction trades and extraction workers	0.005545%	98,673	129,262	0.00
47-2031	Carpenters	0.011090%	75,280	98,617	0.00
47-2061	Construction laborers	0.005545%	63,316	82,944	0.00
47-2073	Operating engineers and other construction equipment operators	0.005545%	90,783	118,926	0.00
47-2111	Electricians	0.027724%	86,525	113,348	0.00
47-2152	Plumbers, pipefitters, and steamfitters	0.005545%	77,260	101,211	0.00
47-4090	Miscellaneous construction and related workers	0.005545%	77,978	102,151	0.00
49-1011	First-line supervisors of mechanics, installers, and repairers	0.266149%	95,440	125,026	0.02
49-2011	Computer, automated teller, and office machine repairers	0.033269%	55,069	72,140	0.00
49-2092	Electric motor, power tool, and related repairers	0.016634%	66,364	86,937	0.00
49-2094	Electrical and electronics repairers, commercial and industrial equipment	0.199612%	76,254	99,893	0.02
49-2096	Electronic equipment installers and repairers, motor vehicles	0.005545%	52,311	68,527	0.00
49-3023	Automotive service technicians and mechanics	0.005545%	63,939	83,760	0.00
49-3031	Bus and truck mechanics and diesel engine specialists	0.171888%	72,715	95,257	0.01
49-3042	Mobile heavy equipment mechanics, except engines	0.060993%	84,155	110,243	0.01
49-3093	Tire repairers and changers	0.011090%	43,816	57,399	0.00
49-9021	Heating, air conditioning, and refrigeration mechanics and installers	0.044358%	72,923	95,529	0.00
49-9031	Home appliance repairers	0.005545%	52,571	68,868	0.00
49-9041	Industrial machinery mechanics	0.127530%	74,109	97,083	0.01
49-9043	Maintenance workers, machinery	0.116440%	68,550	89,801	0.01
49-9044	Millwrights	0.011090%	71,778	94,029	0.00
49-9071	Maintenance and repair workers, general	1.469365%	59,161	77,501	0.13
49-9091	Coin, vending, and amusement machine servicers and repairers	0.055448%	52,352	68,581	0.00
49-9098	Helpers—installation, maintenance, and repair workers	0.033269%	44,316	58,054	0.00
49-9099	Installation, maintenance, and repair workers, all other	0.105351%	56,693	74,268	0.01
51-1011	First-line supervisors of production and operating workers	0.171888%	82,179	107,654	0.01
51-2028	Electrical, electronic, and electromechanical assemblers, except coil wir	0.016634%	50,824	66,579	0.00
51-2090	Miscellaneous assemblers and fabricators	0.249515%	47,948	62,812	0.02
51-3021	Butchers and meat cutters	0.011090%	44,421	58,192	0.00
51-3092	Food batchmakers	0.044358%	42,703	55,941	0.00
51-3093	Food cooking machine operators and tenders	0.027724%	43,190	56,579	0.00
51-4031	Cutting, punching, and press machine setters, operators, and tenders, m	0.011090%	49,583	64,954	0.00
51-4041	Machinists	0.005545%	62,359	81,690	0.00
51-4121	Welders, cutters, solderers, and brazers	0.016634%	61,210	80,185	0.00

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.5: : Occupation Mix and Averages for Warehousing/Storage Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage	Household Income	Net New Napa County Households
51-5112	Printing press operators	0.011090%	\$ 48,972	64,153	0.00
51-6011	Laundry and dry-cleaning workers	0.005545%	39,093	51,212	0.00
51-6031	Sewing machine operators	0.066537%	38,721	50,725	0.01
51-6062	Textile cutting machine setters, operators, and tenders	0.005545%	40,903	53,583	0.00
51-6093	Upholsterers	0.005545%	50,576	66,255	0.00
51-7021	Furniture finishers	0.038813%	51,372	67,297	0.00
51-7041	Sawing machine setters, operators, and tenders, wood	0.005545%	45,517	59,627	0.00
51-8093	Petroleum pump system operators, refinery operators, and gaugers	0.005545%	104,679	137,129	0.00
51-9012	Separating, filtering, clarifying, precipitating, and still machine setters, or	0.005545%	64,459	84,441	0.00
51-9023	Mixing and blending machine setters, operators, and tenders	0.011090%	54,000	70,740	0.00
51-9032	Cutting and slicing machine setters, operators, and tenders	0.005545%	46,831	61,349	0.00
51-9041	Extruding, forming, pressing, and compacting machine setters, operators	0.005545%	48,879	64,031	0.00
51-9061	Inspectors, testers, sorters, samplers, and weighers	0.676462%	56,628	74,183	0.06
51-9111	Packaging and filling machine operators and tenders	0.205157%	44,400	58,164	0.02
51-9124	Coating, painting, and spraying machine setters, operators, and tenders	0.005545%	57,641	75,510	0.00
51-9192	Cleaning, washing, and metal pickling equipment operators and tenders	0.011090%	43,666	57,202	0.00
51-9193	Cooling and freezing equipment operators and tenders	0.033269%	46,738	61,227	0.00
51-9196	Paper goods machine setters, operators, and tenders	0.005545%	51,352	67,271	0.00
51-9198	Helpers--production workers	0.033269%	44,234	57,947	0.00
51-9199	Production workers, all other	0.049903%	46,521	60,943	0.00
53-1047	First-line supervisors of transportation and material moving workers, except	2.999723%	69,553	91,114	0.26
53-3031	Driver/sales workers	0.377045%	48,650	63,732	0.03
53-3032	Heavy and tractor-trailer truck drivers	4.391461%	60,964	79,863	0.37
53-3033	Light truck drivers	0.803992%	50,711	66,431	0.07
53-3053	Shuttle drivers and chauffeurs	0.005545%	44,977	58,920	0.00
53-3099	Motor vehicle operators, all other	0.005545%	52,521	68,803	0.00
53-6031	Automotive and watercraft service attendants	0.011090%	42,257	55,357	0.00
53-6051	Transportation inspectors	0.005545%	89,515	117,265	0.00
53-6099	Transportation workers, all other	0.005545%	52,740	69,089	0.00
53-7011	Conveyor operators and tenders	0.049903%	44,548	58,358	0.00
53-7021	Crane and tower operators	0.011090%	69,940	91,621	0.00
53-7041	Hoist and winch operators	0.005545%	54,226	71,036	0.00
53-7051	Industrial truck and tractor operators	15.004159%	50,794	66,540	1.28
53-7061	Cleaners of vehicles and equipment	0.049903%	40,238	52,712	0.00
53-7062	Laborers and freight, stock, and material movers, hand	23.371223%	45,354	59,414	1.99
53-7063	Machine feeders and offbearers	0.316052%	45,270	59,304	0.03
53-7064	Packers and packagers, hand	4.330469%	41,347	54,165	0.37
53-7065	Stockers and order fillers	23.687275%	44,653	58,495	2.02
53-7072	Pump operators, except wellhead pumpers	0.027724%	55,785	73,078	0.00
53-7081	Refuse and recyclable material collectors	0.005545%	63,736	83,494	0.00
53-7121	Tank car, truck, and ship loaders	0.038813%	62,815	82,288	0.00
53-7199	Material moving workers, all other	0.077627%	42,644	55,864	0.01

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Appendix Table A.6: Residential Affordable Housing Fee Comparison

Land Use Category	Current Napa County	Maximum Justified Napa County	Berkeley	Fremont (Low) ¹	Fremont (High) ¹	Larkspur ²	Palo Alto (Low) ³	Palo Alto (High) ³	Redwood City (Low) ⁴	Redwood City (High) ⁴	San Francisco (Low) ⁵	San Francisco (High) ⁵	Sonoma (City of) ⁶	Walnut Creek
Fee Per Square Foot														
<u>For Sale</u>														
0 to 1,199 square feet	\$ -	\$ 86.00	\$ 56.25	\$ 26.54	\$ 43.25	20%	\$ 66.00	\$ 100.00	\$ 20.00	\$ 25.00	\$ -	\$ 76.59	\$ -	\$ 26.04
1,200 to 2,000 square feet	9.00	86.00	56.25	26.54	43.25	20%	66.00	100.00	20.00	25.00	-	76.59	-	26.04
2,001 to 3,000 square feet	10.75	86.00	56.25	26.54	43.25	20%	66.00	100.00	20.00	25.00	-	76.59	-	26.04
3,001 or above square feet	12.25	86.00	56.25	26.54	43.25	20%	66.00	100.00	20.00	25.00	-	76.59	-	26.04
<u>Rental</u>														
0 to 699 square feet	5.50	152.00	56.25	8.60	26.54	20%	26.00	26.00	20.00	20.00	-	76.59	-	26.04
700 or above square feet	5.50	152.00	56.25	17.20	26.54	20%	26.00	26.00	20.00	20.00	-	76.59	-	26.04

¹ Fremont has lower fees for stacked flats for sale and higher fees for rental units with underlying subdivision map.

² Larkspur: a complete in-lieu fee is not available. 20% of units must be affordable for projects of 2 or more units. Fractional in-lieu fees are charged at \$362,817 per unit for affordable units that cannot be provided onsite.

³ Palo Alto charges the lower fee for attached single family homes and condominiums, and the higher fee for single family detached homes.

⁴ Redwood City charges the lower fee for condominiums and apartments, and the higher fee for single family homes and townhome/duplex/triplex developments.

⁵ San Francisco fee varies with location, gross square footage of project, building height and floor area ratio.

⁶ Residential developments containing five or more parcels or units must provide that at least 25 percent of the total parcels or units are affordable to households in the low and moderate income categories.

Appendix Table A.7: Commercial Linkage Fee Comparison

Land Use Category	Current Napa County	Maximum Justified Napa County	Berkeley	Fremont	Larkspur ¹	Palo Alto	Redwood City	San Francisco (Low) ²	San Francisco (High) ²	Sonoma (City of)	Walnut Creek
Fee Per Square Foot											
<u>Commercial</u>											
0 to 2,500 square feet	\$ 7.50	\$ 584.00	\$ -	\$ 11.33	\$ 8.94	\$27.00	\$ 5.91	\$ -	\$ 57.42	\$ 4.00	\$ 5.00
2,501 to 7,499 square feet	7.50	584.00	-	11.33	11.17	27.00	5.91	-	57.42	4.00	5.00
7,500 or above	7.50	584.00	6.28	11.33	11.17	27.00	5.91	-	57.42	4.00	5.00
<u>Retail</u>											
0 to 2,500 square feet	7.50	584.00	-	11.33	8.94	27.00	5.91	-	57.42	4.00	5.00
2,501 to 7,499 square feet	7.50	584.00	-	11.33	11.17	27.00	5.91	-	57.42	4.00	5.00
7,500 or above	7.50	584.00	6.28	11.33	11.17	27.00	5.91	-	57.42	4.00	5.00
<u>Office</u>											
0 to 7,499 square feet	5.25	367.00	-	11.33	11.17	80.00	23.62	-	57.42	4.00	5.00
7,500 or above	5.25	367.00	6.28	11.33	11.17	80.00	23.62	-	57.42	4.00	5.00
<u>Industrial</u>											
0 to 7,499 square feet	4.50	154.00	-	5.67	-	27.00	-	-	57.42	-	5.00
7,500 or above	4.50	154.00	3.14	5.67	-	27.00	-	-	57.42	-	5.00
<u>Hotel/Motel</u>											
	9.00	405.00	-	11.33	5.59	27.00	5.91	-	57.42	15.00	5.00

¹ Larkspur industrial fee based on amount and type of jobs associated with the project.

² San Francisco fee only applies in the Van Ness and Market Special Use District. Nonresidential housing fees are not charged in most areas of the City/County.