

**PLANNING AREAS BY CATEGORY
Napa County**

Key Sites

1, 4, 6, 13, 15, 25, 29, 34, 35, 36, 43, 46, 48, 50, 52, 56, 58, 59,

Residential

2, 5, 7, 8, 9, 10, 12, 14, 16, 20, 23, 28, 31, 33, 37, 44, 45, 55, 57

Mixed Use

11, 19, 26, 27, 30, 39

Town Centers/Downtowns

3, 17, 24, 38

Employment Centers/Institutions

18, 21, 22, 32, 40, 41, 42, 47, 49, 51, 53 54

Transit Center (Station Area)

N/A

Corridor

7, 16, 18, 32, 41, 42, 53

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project
NAPA COUNTY
KEY SITES

American Canyon:

The City of American Canyon was incorporated in 1992. The current population is approximately 9,700 residents, with a build-out population estimated at 18,000. Located at the southern end of Napa County, the City is roughly 3.6 square miles in size. American Canyon is bounded geographically by the Napa River to the west; the foothills of the Sulphur Springs Mountain Range to the east; the City of Vallejo to the south; and vineyards to the north.

Airport Industrial Park: This 2,074-acre site is located outside the city limits, south of the Napa County Airport. It is currently developed with a few business parks, including the Napa Airport Park and the Napa Valley Gateway Business Park. Large areas of this site remain undeveloped. A Specific Plan for the area was adopted in 1988 and updated in 1998. However, the 1998 Specific Plan update was appealed by the City of American Canyon and several citizen's groups and has essentially been abandoned. A new planning process will probably be started in the future. In the meantime, the 1988 Specific Plan, which allows for some industrial, agricultural use and supporting infrastructure governs the area's development.

Eastern American Canyon: This 214-acre site is currently largely undeveloped with the exception of some commercial uses along Highway 29. In the northern portion of this site, the city is currently working on the development of a 100-acre, master-planned Town Center, which will provide a full array of services for both visitors and local residents. There is also development proposal for the area to build 690 single-family homes, a 10-acre school site and a 10-acre multi-family site that will go before the City Council some time in the near future.

Western American Canyon: This 222-acre site actually includes three residential developments that are currently under construction. Starting from its southern boundary (which is also the boundary between Napa and Vallejo Counties) to American Canyon Creek, there is a 46-acre parcel being developed by Schuler Homes with 140 single-family homes. North of this parcel, between American Canyon Creek and American Canyon Road, is a 42.6-acre parcel that is being developed by Greystone Homes with 132 single-family homes. Finally, the 78-acre parcel located between American Canyon Road and West Carolyn Drive is being developed with 249 single-family homes by Davidon Homes. The northern tip of this site, approximately 56 acres in size is undeveloped, however a development proposal to build 182 single-family homes has been approved for this area.

Calistoga:

Gliderport: This 46-acre site was used as a commercial gliderport but is now vacant. There is currently a proposal that has been submitted to the City to develop the area with a mix of uses including 44,000 sf general retail, 10,000 sf general office, 20,000 sf light industrial/warehouse shops, 20,000 sf office above light industrial, a 120-room hotel and 314 residential units. The site has the following General Plan land use designations: Downtown Commercial, Community Commercial and Commercial Airport.

Maxfield/Brannan: This 132-acre site is mostly undeveloped with some agricultural uses. There is a small area northeast of Silverado Trail that is developed with a small inn and a winery. The area is designated as Rural Residential in the City's General Plan.

Northeast Calistoga: This 186-acre site consists of vacant land as well as some suburban and rural development, including single-family homes on large lots and single-family homes surrounded by vineyard. It is currently outside of the water and sewer service area. The area is designated as Rural Residential in the City's General Plan.

Napa:

Big Ranch Road: This Specific Plan area is within the City's Rural-Urban Limit (RUL) and is planned for eventual single-family development. It is currently outside the City's Sphere-of-Influence.

Browns Valley Highlands: This area is within the City's RUL and is designated as "Resource area" (1 unit/20 acres). The topography of the area is characterized by steep and unstable slopes. There are no plans to develop the area.

Golden Gate Avenue: Parts of this area are developed and in the City. A small part of the area is outside the RUL and is designated for agricultural uses in the County General Plan. It is not expected to be developed. Other parts are currently agricultural lands, but are within the City's RUL and are planned for development in the long term future. They are currently outside the Sphere-of-Influence, and LAFCO is not expected to address Sphere of Influence revisions until 2004. The City's Housing Element identifies this area as a key site for future land use reevaluation.

Napa Expo: The annual Napa Town and Country Fair is held at this site. There has been discussion of the City purchasing the 34-acre fairgrounds. The Fair Board and State, in partnership with the City of Napa, has agreed to first undertake a land use planning process. Once this is completed, they plan to discuss the terms for a property transfer, including revenue sharing and governance.

Napa Oaks: This site is inside the City and RUL. It is designated as "Resource Area" (1 unit/20 acres). The topography is characterized by steep slopes. There is a current General Plan Amendment application for a single-family subdivision of up to 65 homes for this hillside site. Development of this site is limited to very low density residential.

Silverado: This site is in the unincorporated area of the County. The majority of the site consists of the Silverado Country Club and Resort. The rest of the site, approximately 25 acres, consists of vacant or underutilized land which is designated for residential and commercial uses in the County General Plan.

Stanly Ranch: Within the City and RUL. A specific plan for residential and a golf course was denied in 1999. Since then, the land has been planted in grapes. The new owners expect to submit plans in September for one or more wineries and related uses.

Syar Site: The Syar Site is located on the east side of Highway 121 opposite Napa Valley College. The area consists of approximately 312 acres of industrially developed land and open space. It contains three property ownership areas bounded by Highway 121, the State Psychiatric Hospital to the north, partially disturbed oak woodlands to the east, and undeveloped grasslands to the south. Roughly 3/4 of the study area is owned by Syar Industries which runs a mining operation on the property. The Syar property consists of the eastern portion of the site reaching into the hills with a narrow band of the property extending to the highway. The property has been mined by Syar since 1986. Scattered areas of the hillside have been mined.

Two other parcels in the study area are developed under industrial uses. These parcels are entirely paved. The parcel fronting Highway 121 is 27-acres and is owned by Pacific Building Supply. To the east of the Pacific Building Supply parcel is a 55-acre parcel owned by Dillingham Construction. There is currently a stone-casting business leasing a portion of this site. The southern edge of this area is undeveloped grassland.

St. Helena:

The City of St. Helena was incorporated as a City on March 24, 1876 and reincorporated on May 14, 1889.

Northeast St. Helena (Planning Area #13): This site currently has a General Plan and zoning designation of park use. It is entirely within the floodway and has no development potential.

Southeast St. Helena (Planning Area #15): This 32.5-acre site is currently undeveloped. It is zoned as Medium Density Residential. It is located within the 100-year flood zone.

Yountville:

The town of Yountville was incorporated in 1965. In 1990, it had a population of 1,876 residents.

Veteran's Home: Although this site is located inside the Town of Yountville, it is owned and operated by the State Veteran's Home of California. The State facility leases a small part of the site to the Yountville Golf Course, which is located just west of Highway 29. The rest of the site is used for the Veteran's Hospital, residence halls and some recreation areas that serve the population of the residence halls. Most of the site is undeveloped. The Veteran's Home currently has no plans to expand its facilities.

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project

Data Entry Sheet
NAPA COUNTY
 October 6, 2001

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
1							
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13							
14							
15							

Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
16							
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34							
35							

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
36							
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55							

Existing Conditions Table

NAPA

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
1	167	268	2	Key/Pivotal Site
2	1,001	226	3	Residential
3	323	1,996	5	Downtown/Town Center
4	7	-	3	Key/Pivotal Site
5	32	-	3	Residential
6	122	90	3	Key/Pivotal Site
7	493	405	2	Residential
8	32	29	2	Residential
9			2	Residential
10	619	400	1	Residential
11	318	732	1	Mixed Use
12	13	43	1	Residential
13			2	Key/Pivotal Site
14	865	151	3	Residential
15	5	-	2	Key/Pivotal Site
16	185	103	3	Residential
17	145	792	5	Downtown/Town Center
18	74	1,889	3	Employment Center/Institution
19	962	1,301	3	Mixed Use
20	10	5	3	Residential
21	-	200	2	Employment Center/Institution
22	1	60	2	Employment Center/Institution
23	832	289	3	Residential
24	228	1,171	4	Downtown/Town Center
25			2	Key/Pivotal Site
26	53	1,050	2	Mixed Use
27	13	31	2	Mixed Use
28	7	-	1	Residential
29			1	Key/Pivotal Site
30	1,385	2,131	1	Mixed Use
31	4,901	3,800	4	Residential
32	42	2,234	2	Employment Center/Institution
33	10,484	5,311	2	Residential
34	259	-	1	Key/Pivotal Site
35	18	-	2	Key/Pivotal Site
36	13	635	1	Key/Pivotal Site
37	2,950	1,384	3	Residential
38	2,496	7,228	5	Downtown/Town Center
39	2,190	2,523	3	Mixed Use
40	1	585	1	Employment Center/Institution
41	149	1,752	2	Employment Center/Institution

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
42	87	769	2	Employment Center/Institution
43	49	190	2	Key/Pivotal Site
44	3,714	1,301	2	Residential
45	312	10	1	Residential
46	2	-	1	Key/Pivotal Site
47	20	2,108	1	Employment Center/Institution
48		100	1	Key/Pivotal Site
49	-	1,135	1	Employment Center/Institution
50			1	Key/Pivotal Site
51	20	1,608	1	Employment Center/Institution
52	3	443	1	Key/Pivotal Site
53	112	386	1	Employment Center/Institution
54	116	2,139	1	Employment Center/Institution
55	2,594	35	2	Residential
56	7	116	1	Key/Pivotal Site
57	657	54	2	Residential

Population, Household and Employment Growth 2000-2020

NAPA

Jurisdiction	ABAG Projections								Illustrative Example (a)	
									Housing Balance (b)	Projected Housing Challenge (c)
	2000	2020	# Change	% Change	2000	2020	# Change	% Change		
American Canyon	3,380	5,370	1,990	58.9%	2,420	7,400	4,980	205.8%	3,320	1,330
Calistoga	2,080	3,190	1,110	53.4%	2,980	3,460	480	16.1%	320	n/a
Napa	26,330	33,200	6,870	26.1%	30,650	42,040	11,390	37.2%	7,593	723
St. Helena	2,490	2,800	310	12.4%	5,180	6,210	1,030	19.9%	687	377
Yountville	1,060	1,230	170	16.0%	2,510	3,040	530	21.1%	353	183
Unincorporated	10,900	12,900	2,000	18.3%	15,970	27,670	11,700	73.3%	7,800	5,800
Napa County	46,240	58,690	12,450	26.9%	59,710	89,820	30,110	50.4%	20,073	7,623

Notes:

- (a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 15,000 to 20,000 units for Napa County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two columns.
- (b) Represents the new households needed to match job growth assuming 1.5 employed residents per household.
- (c) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

Projected Affordability Need:

- Very Low Income: 20%**
- Low Income: 14%**
- Moderate Income: 25%**
- Above Moderate Income: 41%**