

# APPENDIX B

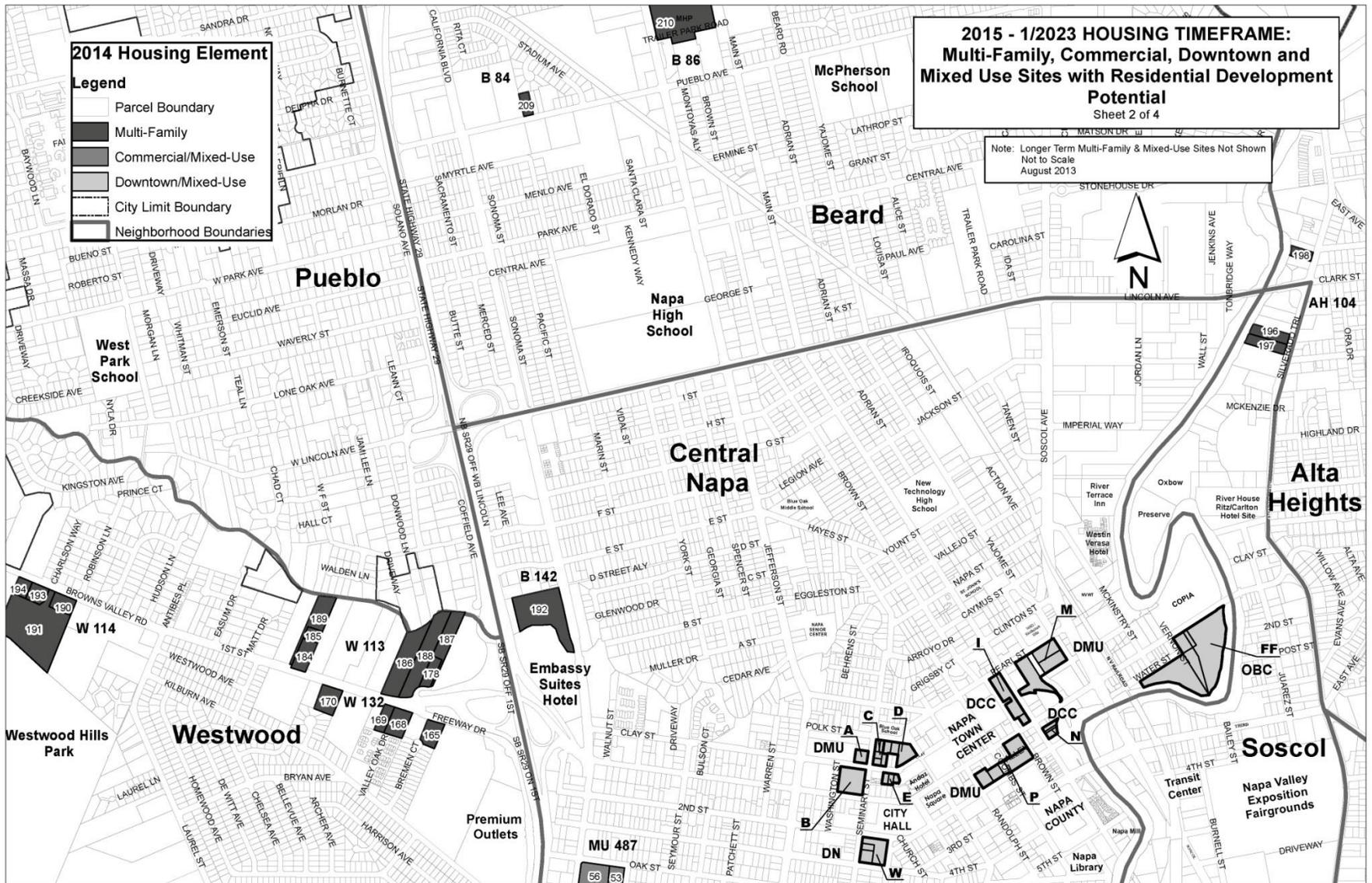
## Housing Sites

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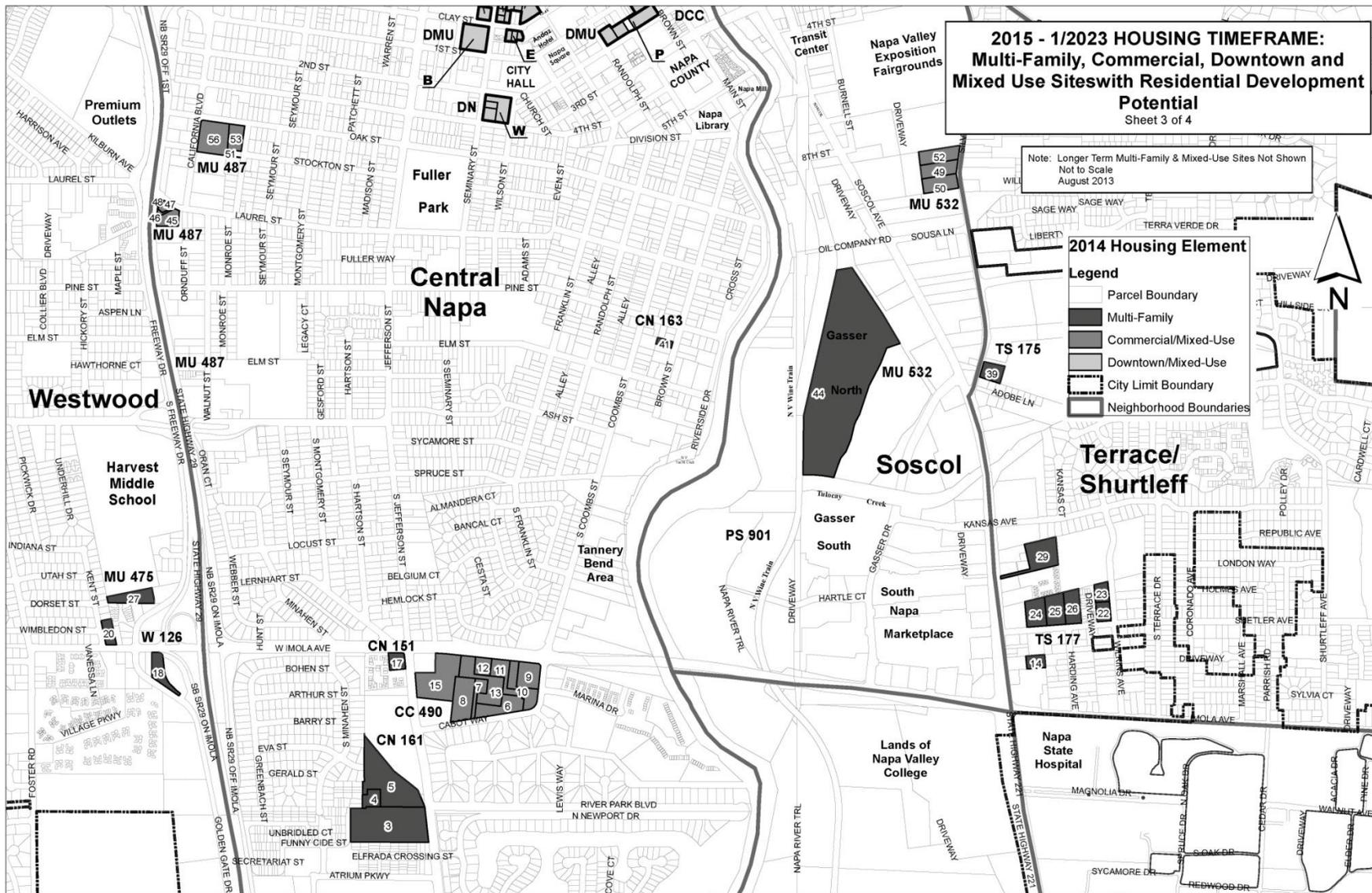
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CITY OF NAPA 2014 HOUSING ELEMENT  
HOUSING SITES



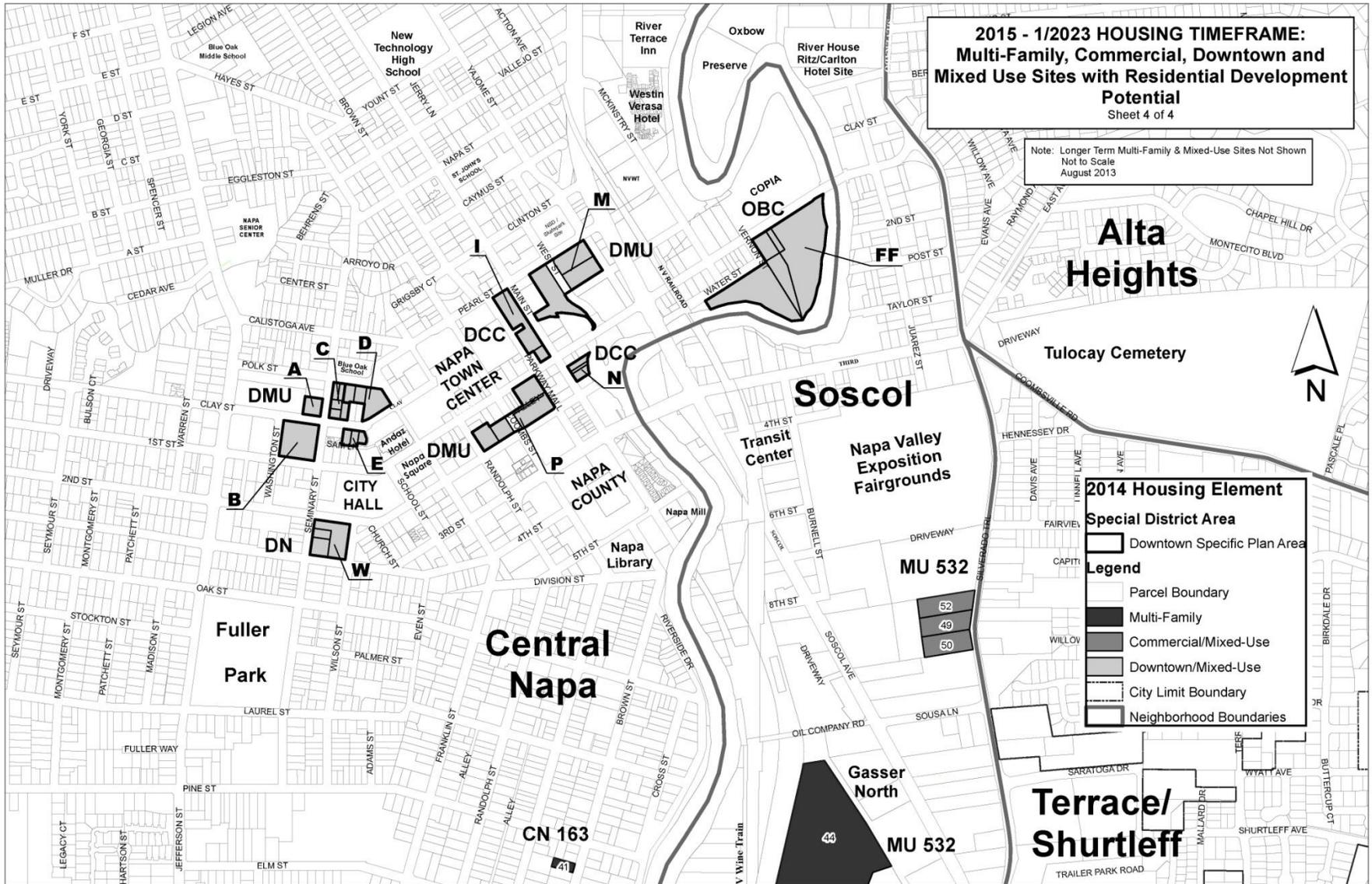
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**TABLE B-1: INVENTORY OF MULTI-FAMILY HOUSING SITES WITH DEVELOPMENT POTENTIAL**

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
<b>ALTA HEIGHTS AH 104</b>									
1	AH104-1 196	045-041-005	1621 Silverado Trail	MFR-104	15-20	RM:FP	1.06	19	Part Floodplain & Floodway; same owner as -006
1	AH 104-1 197	045-041-006*	1617 Silverado Trail	MFR-104	15-20	RM:FP	1.03	18	Part Floodplain & Floodway; same owner as -005
<i>1</i>	<i>AH104-1</i>	<i>Site Total</i>					<i>2.09</i>	<i>37</i>	
2	AH-104-2 198	045-011-004*	1689 Silverado Trail	MFR-104	15-20	RM	0.53	8	Very small ptn Floodplain & Floodway, FPP
<b>BEARD B 77</b>									
3	B77-1 223	044-062-005	2903 Soscol Avenue	MFR-77	20-25	RM:TI	1.49	34	

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4	B77-2 227	044-062-003 (east)	2951 Soscol Avenue	MFR-77	20-25	RM:TI	0.23	5	Parcel split by Soscol extension. City owned; combine with east portion of -002. Constrained geometry.
4	B77-2 230	044-062-002 (east)	2997 Soscol Avenue	MFR-77	20-25	RM:TI	0.56	11	Parcel split by Soscol extension. City owned. Combine with east portion of parcel -003.
4	B77-2	<i>Site Total</i>					0.79	16	
5	B77-3 226	044-062-003 (west)	2951 Soscol Avenue	MFR-81	20-25	RM:TI	0.35	8	Parcel split by Soscol extension. City owned. Combine with west portion of parcel -002, and parcel -033.
5	B77-3 228	044-062-033	2991 Soscol Avenue	MFR-77	20-25	RM:TI	1.30	30	City owned. Combine with west portions of parcel -002 and -003 (west) to north.
5	B77-3 229	044-062-002 (west)	2997 Soscol Avenue	MFR-77	20-25	RM:TI	0.2	4	Parcel Split by Soscol Avenue extension. City owned. Combine with west portion of parcel -003, and parcel -033.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
5	B77-3	<i>Site Total</i>		--	--	--	1.85	42	
<b>BEARD B 81</b>									
6	B81-1 213	044-170-008	2840 Soscol Avenue	MFR-81	15-20	RM	1.40 (Ptn.)	25	Undeveloped portion of Elks Lodge site. Part Floodplain & Floodway nearest River, FPP.
7	B81-2 215	044-040-045*	1127 Pear Tree Ln	MFR-81	15-20	RM	0.22	4	-044 and -045 same ownership.
7	B81-2 218	044-040-044*	1127 Pear Tree Ln	MFR-81	15-20	RM	0.26	4	
7	B81-2	<i>Site Total</i>		--	--	--	0.48	8	
8	B81-3 216	044-040-015*	1123 Pear Tree Ln	MFR-81	15-20	RM	0.50	8	
9	B81-4 217	044-050-006*	1080 Pear Tree Ln	MFR-81	15-20	RM	1.08	19	4 parcels are part of 71 unit townhome project approved until 11/2014. Includes 7 moderate income units. Project not active.
9	B81-4 219	044-050-005*	1187 Pear Tree Ln	MFR-81	15-20	RM	1.01	18	“

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9	B81-4 224	044-050-007*	1090 Pear Tree Ln	MFR-81	15-20	RM	0.96	17	“
9	B81-4 225	044-050-004*	1151 Pear Tree Ln	MFR-81	15-20	RM	1.0	17	“
<i>9</i>	<i>B81-4</i>	<i>Site Total</i>		--	--	--	<i>4.05</i>	<i>71</i>	
10	B81-5 221	044-062-032*	746 La Homa	MFR-81	15-20	RM	1.35	24	
11	B81-6 231	044-050-009	N/A	MFR-81	15-20	RM	0.50	8	Owned adjacent to church.
12	B81-7 232	044-020-009	N/A	MFR-81	15-20	RM	0.44	7	Site access and utility easement need through adjacent lot.
<b>BEARD B 84 AND B 86</b>									
13	B84-1 209	001-491-002*	1520 Pueblo	MFR-84	15-20	RM	0.50	8	Existing Duplex.
14	B86-1 210	001-012-005	3130 Jefferson	MFR-86	15-20	RM	1.0	20	Project approved to add 20 mobile homes to vacant portion of mobile home park; extension of approval pending.

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<b>CENTRAL NAPA CN 142, CN 151, CN 161 AND CN 163</b>									
15	CN142 192	002-071-010	1701 D Street Alley	MFR-142	12.5-16	RM	3.8	48	Approved 48 unit Napa Creek Condominiums. Includes 8 L units, 8 VL units. Part Floodplain, small part FW/ creek along site's southern edge.
16	CN151 17	043-111-002	1801 Imola Avenue West	MFR-151	15-20	RM	0.54	8	SW corner of Imola and Jefferson.
17	CN161-1 4	043-070-020	1001 Sheveland	MFR-161	12.5-15	RM	0.62	10	Combine with parcel -021; same ownership Approved 54 unit River Park Townhomes includes 5 moderate units.
17	CN161-1 5	043-070-021	1029 Sheveland	MFR-161	12.5-15	RM:FP	4.15	44	Combine with parcel -020 above. Floodplain eastern edge of site.
17	<i>CN161-1</i>	<i>Site Total</i>		--	--	--	4.77	54	
18	CN161-2 3	043-070-019*	1010 Funny Cide	MFR-161	12.5-15	RM:FP	5.3	73	3 existing SFD on property. Floodplain eastern edge of site

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
19	CN163 41	005-122-023	269 Brown Street	MFR-163	10-20	RM:FP	.43	2	Existing duplex, second duplex previously approved. Floodplain.
<b>LINDA VISTA LV 13</b>									
20	LV13-1 220	007-321-001*	2118 Redwood Road	MFR-13	15-20	RM	0.49	7	Adjacent to Aegis living facility.
20	LV13-2 222	007-327-004*	2040 Redwood Road	MFR-13	15-20	RM	0.46	7	Adjacent to Aegis living facility.
20	<i>LV13</i>	<i>Site Total</i>		--	--	--	<i>0.95</i>	<i>14</i>	
<b>PUEBLO P 61</b>									
21	P61-1 212	042-050-004	2055 Redwood Road	MFR-61	15-20	RM	1.0 (PTN)	18	Undeveloped 1 acre portion of 3.07 ac church property; access may be difficult.
22	P61-2 214	042-050-005*	2033 Redwood Road	MFR-61	15-20	RM	2.0	34	34 "Redwood Duet Townhomes" approved, including 3 moderate units.
<b>GASSER MASTER PLAN MU 532</b>									

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
23	MU532 44	046-190-062 (PTN. of master plan site)	N/A	MU-532	25 minimum	MP-G4 :AH:FP: TI	18.08 (ptn.)	489	Application received for 489 unit apartment project (Tulocay Village Apartments). :AH overlay zone requirement for 10% of on-site units to be low income units. North edge of site in Floodplain; FEA, FPP. Water facility improvements based on EIR.
<b>TERRACE SHURTLEFF TS 175, TS 177</b>									
24	TS175-1 39	046-130-008*	140 Silverado Trail	MFR-175	20-30	RM	0.65	13	
25	TS177-1 22	046-211-004	Northwest corner, Shetler & Wilkins	MFR-177	12.5-15	RM	0.54	7	Located on NW corner of Shelter and Wilkins. May need sewer line upgrade.
26	TS177-2 24	046-211-008*	1000 Shetler	MFR-177	12.5-15	RM:AH :FP	1.09	15	Possible wetlands, delineation may be needed; also :AH overlay, part floodplain. May need sewer line upgrade.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
27	TS177-6 25	046-211-007	N/A	MFR-177	12.5-15	RM:AH	1.16	16	Same owner as -005. Possible wetlands, delineation may be needed; :AH overlay. May need sewer line upgrade.
27	TS177-6 26	046-211-005	N/A	MFR-177	12.5-15	RM:AH	1.11	15	Same owner as -007. :AH overlay. May need sewer line upgrade.
27	TS177-6	<i>Site Total</i>		--	--	--	2.27	31	
28	TS177-3 14	046-261-019*	124 Soscol Avenue	MFR-177	12.5-15	RM	0.51	6	May need sewer service upgrade and possible SS easement.
29	TS177-4 23	046-211-003*	2005 Wilkins Avenue	MFR 177	12.5-15	RM	0.53	7	May need sewer line upgrade.
30	TS177-5 29	046-200-020*	232 Soscol Avenue	MFR-177	12.5-15	RM:TI :FP	1.92	26	Part Floodplain and Traffic impact overlay.
<b>VINTAGE V 21, V 24, V 37</b>									
31	V21-1 243	038-021-012*	1877 Salvador Avenue	MFR-21	15-20	RM	0.5	8	Byway East sewer extension may be needed.

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32	V21-2 247	038-022-001*	1843 Salvador Avenue	MFR-21	15-20	RM	0.64	10	Byway East sewer extension may be needed.
33	V24-1 236	038-091-006*	1833 El Centro Avenue	MFR-24	12.5-15	RM	0.76	10	Two existing units Drainage channel adjacent to property.
34	V24-2 237	038-091-008*	1811 El Centro Avenue	MFR-24	12.5-15	RM	0.96	12	Two existing units. Floodplain/Drainage channel a small portion of site.
35	V24-3 238	038-091-011*	1749 El Centro Avenue	MFR-24	12.5-15	RM	0.96	12	Floodplain/Drainage channel a small portion of site.
36	V24-4 239	038-091-013*	1703 El Centro Avenue	MFR-24	12.5-15	RM	0.97	12	Floodplain/Drainage channel a small portion of site.
37	V37-1 240	038-063-001	4122 Byway East	MFR-24	20-22	RM	1.58	28	Existing RV Sales lot; Byway East sewer extension required to serve site. Same owner as - 007.

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37	V37-1 241	038-063-007	4110 Byway East	MFR-24	20-22	RM	1.10	28	Same owner as -001, and access and sewer is through -001. Need Byway East sewer extension.
37	V37-1	Site Total		--	--	--	2.68	56	
38	V37-2 242	038-063-008*	1780 El Centro Avenue	MFR-24	20-22	RM	1.70	35	Two existing dwelling units.
<b>VINTAGE V 33H</b>									
39	V33H 233	038-170-042	3700 Valle Verde	MFR-33H	18.5-25	RM:FP	1.46	25	Existing bldg. to be re-used. 57 unit Napa Creekside Apartments approved 6/2013 on this and -043, -046. All lower income. Part Floodplain and creek along eastern edge.
39	V33H 234	038-170-043	3710 Valle Verde	MFR-33H	18.5-25	RM:FP	0.50	16	Part of Napa Creekside Apartments site. Part Floodplain/ creek along eastern edge.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
39	V33H 235	038-170-046	3720 Valle Verde	MFR-33H	18.5-25	RM:FP	0.48	16	Part of Napa Creekside Apartments site. Part Floodplain/creek along eastern edge.
39	V33H	Site Total		--	--	--	2.44	57	
<b>WESTWOOD W 113, 114, 132</b>									
40	W113-1 185	042-312-013	2662 First Street	MFR-113	15-20	RM:FP	0.39	11	Oak Creek Terrace 47 apartments approved 6/2012. Density bonus granted; all low and very low income units. Floodplain/creek along rear of site.
40	W113-1 189	042-312-012	N/A	MFR-113	15-20	RM	1.38	30	Part of Oak Creek Terrace site
40	W113-1	Site Total		--	--	--	1.77	41	
41	W113-2 178	042-331-001	2604 First Street	MFR-113	15-20	RM	0.68	13	Same ownership as -002. Approved 36 unit Napa Villas on this and -002 site. Minor modification approved to add 3 units in 2013.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
41	W113-2 187	042-331-002	2604 First Street	MFR-113	15-20	RM:FP	1.72	26	Part of Napa Villas site. Floodplain/creek along rear of site. Solano Avenue street extension planned this vicinity; possible realignment of water main for Solano Ave extension.
<i>41</i>	<i>W113-2</i>	<i>Site Total</i>					<i>2.40</i>	<i>39</i>	
42	W113-3 184	042-312-014*	2660 First Street	MFR-113	15-20	RM	1.08	19	
43	W113-4 186	042-320-005*	2614 First Street	MFR-113	15-20	RM:FP	2.49	44	Part Floodplain/creek along rear of site. Solano Ave extension planned this vicinity; possible realignment of water main for Solano Ave extension.
44	W113-5 188	042-320-006	2610 First Street	MFR-113	15-20	RM:FP	0.83	15	Est. vacant portion of church site. Part Floodplain/creek along rear of site. Solano Avenue extension planned this vicinity; possible realignment of water main for Solano Ave. extension.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
45	W114 190	050-270-034	3057 Browns Valley Rd.	MFR-114	15-20	RM	0.76	11	032-035 under same ownership.
45	W114 191	050-270-035*	3067 Browns Valley Rd.	MFR-114	15-20	RM:HS	2.0 (PTN. of 5.56 acre parcel)	30	032-035 under same ownership. 2 existing units. Hillside site with reduced density per Hillside Standards due to steep slopes. Site also has oak woodlands, water supply restrictions on upper portion, fault zone. Excludes steepest/highest site area and adds 1 unit for 15-30% slope area.
45	W114 193	050-270-033	3077 Browns Valley Rd.	MFR-114	15-20	RM	0.66	10	032-035 under same ownership.
45	W114 194	050-270-032	3087 Browns Valley Rd.	MFR-114	15-20	RM	0.53	8	032-035 under same ownership.
45	W114	Site Total		--	--	--	3.95	59	

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46	W132-1 165	004-081-012	1057 Freeway Drive	MFR-132	20-30	RM	0.91	23	
47	W132-2 170	004-081-005	2647 First Street	MFR-132	20-30	RM	1.1	28	Vacant portion of church site.
48	W132-3 168	004-081-002	2611 First Street	MFR-132	20-30	RM	1.11	30	Same owner as -003. Proposed development application submitted for both parcels (First Street Apartments – 50 units).
48	W132-3 169	004-081-003	2617 First Street	MFR-132	20-30	RM	0.63	20	Same owner as -002. Proposed development application submitted (First Street Apartments – 50 units).
48	W132-3	<i>Site Total</i>		--	--	--	<i>1.74</i>	<i>50</i>	
<b>WESTWOOD W 126 AND MU 475</b>									
49	W126-1 18	043-342-005	2431 Imola Avenue West	MFR-126	20-30	RM	0.85	17	Approved Golden Gate Village condo project– 17 units including 3 low income. Site for sale.

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50	W126-2 20	004-483-008*	2454 Imola Avenue West	MFR-126	20-30	RM	0.53	10	
51	MU475 27	004-460-033	685 Freeway Drive	MU-475	10-40	CL-PD 03-048	1.04	22	Portion of 004-460-031 Approved 22 unit apartment including 2 low income. Project not active. PD zoning requires apartment at current density.
	<b>TOTAL</b>							<b>1,550</b>	

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<b>LONGER TERM LARGER MULTI-FAMILY SITES – POTENTIALLY AFTER JANUARY, 2023 TIMEFRAME NOT MAPPED OR “COUNTED” FOR 2015-2023 HOUSING ELEMENT</b>									
52	B90-1 204	044-140-013*	2173 Soscol Avenue	MFR-90	15-20	RM:FP: TI	0.49	[8]	Floodplain, FEA and TI.
53	B90-2 205	044-140-011*	2263 Soscol Avenue	MFR-90	15-20	RM:FP: TI	0.46	[8]	Floodplain, FEA and TI.
54	B90-3 207	044-140-003*	737 Central Avenue	MFR-90	15-20	RM	6.08	[120]	Floodplain, FEA 003 & 004 under same ownership.
54	B90-3 208	044-140-004*	725 Central Avenue	MFR-90	15-20	RM	0.97	[19]	Floodplain, FEA 003 & 004 under same ownership.
54	<i>B90-3</i>	<i>Site Total</i>		--	--	--	<i>7.05</i>	<i>[139]</i>	Longer term potential once Flood Project improvements installed.
55	B91-1 203	044-190-033	N/A	MFR-91	22.5-30	RM	5.08	[132]	Possible inclusion with B91-2 through 6 (see underdeveloped) Floodplain, FW, FEA. Longer term potential once Flood Project improvements installed.

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56	B91-2 199	044-190-035*	602 Lincoln Avenue	MFR-91	22.5-30	RM	0.80	[18]	2 existing units Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
57	B91-3 200	044-190-032*	572 Lincoln Ave	MFR-91	22.5-30	RM	0.47	[10]	2 existing units Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
58	B91-4 201	044-190-014*	640 Maplewood Avenue	MFR-91	22.5-30	RM	3.16	[82]	Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
59	B91-5 202	044-204-001*	522 Lincoln Avenue	MFR-91	22.5-30	RM	5.49	[142]	Owned by City of Napa Housing Authority. Landbank for future affordable housing Floodplain, Floodway, FEA Longer term potential once Flood Project improvements installed.

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60	B91-6 204	044-204-002*	570 Lincoln Avenue	MFR-91	22.5-30	RM	1.88	[48]	2 existing units Floodplain, Floodway, FEA Longer term potential once Flood Project improvements installed.
61	W129	043-062-006	1200 Foster Road	SFI-130	18.75-20	Pre-zoned MP:AH: FP	16.6	[311]	Gently sloping. Floodplain on edge of property. Consider longer term as is currently unincorporated area but within City's Rural Urban Limit. Pre-zoning requires master plan for overall layout and services review before development. Possible need to provide new pressure regulator and water mains between Foster Road & Golden Gate Drive; significant offsite sewer improvements needed. :AH Overlay; floodplain on small portion of site.
	<b>TOTAL</b>							[898]	Longer term – after 2015-2023 Housing Element timeframe; # not included in this timeframe.

**TABLE 1 NOTES/ASSUMPTIONS:**

\*Underutilized – contains 1 existing unit unless noted; otherwise vacant site or vacant portion of site.

Parcels owned in common are assumed to be one site.

“Realistic Capacity” is based on low end of density range for sites <0.80 acres; midpoint of density range for larger sites based on City policy encouragement and projects track record.

“POD” is the General Plan term for mapped land use categories in the city that have discrete density ranges.

RM- Multi-family; MP-Master Plan; :TI=Traffic Impact Overlay District; :HS-Hillside Overlay District; PD-Planned Development Overlay District; :AH=Affordable Housing Overlay District.

:FP- Floodplain Overlay District; FW=Floodway portion of floodplain; FEA= flood evacuation area portion of floodplain; FPP=Subject to Flood Protection Ordinance Flood District signoff.

**TABLE 2: SUMMARY TABLE OF MULTI-FAMILY HOUSING SITES WITH DEVELOPMENT POTENTIAL BY QUALIFYING INCOME CATEGORY**

	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>ABAG RHNA ALLOCATION*</b>	<b>185</b>	<b>106</b>	<b>141</b>	<b>403</b>	<b>835</b>
<b>Capacity of Vacant &amp; Underutilized Zoned and Served Sites by 2023</b>	Combined with Low Income. See Low Income	492** + 27 second units= <b>519</b>	1,056+ 9 second units= <b>1,067</b>	1,307*** plus 237 on multi-family residential sites= <b>1,544</b>	<b>3,130</b>

Source: City of Napa, September 2013.

Mixed Use sites add capacity for another *roughly* 500 units at 20+ units per acre by 2023 in Downtown and elsewhere in the city.

\* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 16 very low income units, 10 low income units, 10 moderate income units, and 21 above moderate income units, for a total of 57 units. As of May 2014, no transfer agreements had been finalized or accepted by ABAG. Consequently, Table 2 reflects solely the City's RHNA allocation. If any transfer agreements do occur the City's sites inventory is appropriate to cover the City's RHNA allocation as well as the units proposed in the transfer agreements.

\*\*Assumes half very low, half low income of total lower income site capacity

\*\*\*2013 low density sites total *excludes building permits issued 2007-mid 2013*.

**VERY LOW AND LOW INCOME MULTI-FAMILY SITES DETERMINATION**

Based on:

1. MFR/RM Sites with minimum densities 20+ units/acre; or
2. MFR/RM and MU Sites with approved projects - units reflect approval; or
3. Two larger sites with 15-20 u/ac densities.

B77-1	34	Soscol Ave
B77-2	16	City owned, Soscol Ave east side
B77-3	42	City owned, Soscol Ave west side
B81-5	24	La Homa
CN142	16	Approved project, portion that will be lower income, Napa Creek Condos, D Street Alley
MU475	2	Approved project, portion that will be lower income units, Sciambra Bakery site apartments
MU532	48	48 low income units assumed as part of Tulocay Village Apartment project proposal.
TS175	13	across access drive from Alexander Crossing Apartments
V33H	57	Approved 100% lower income project, Napa Creekside Apts
V37-1	56	Byway East
V37-2	35	El Centro
W113-1	41	Approved 100% lower income project, Oak Creek Terrace
W113-4	44	First Street
W126-1	3	Approved project, portion that will be lower income units, Golden Gate Townhomes
W126-2	10	Imola Ave West
W132-1	23	Freeway Drive
W132-2	28	First Street
	492	
		<u>+27 second unit estimate</u> (based on second unit building permits last 13.5 years since records have been kept and affordability survey)
	519	

**Added Capacity:**

- Mixed Use sites, as updated by DTSP for the Housing Element timeframe, provide added capacity for another 520 units at 20+ units/acre.

**MODERATE INCOME MULTI-FAMILY SITES CAPACITY DETERMINATION**

Based on:

1. MFR/RM Sites with minimum densities <20 units/acre.
2. Units associated with an approved project.
  - a. Market rate apartments are considered Moderate income;
  - b. For sale townhomes are considered Above Moderate income.
3. Units associated with a proposed project description.

AH104-1	37
AH104-2	8
B81-1	25
B81-2	8
B81-3	8
B81-4	7
B81-6	8
B81-7	7 of 71 unit approved for sale townhome project
B84-1	8
B86-1	20 mobile homes
CN151	8
CN161-1	5 of 54 unit approved for sale townhome project
CN161-2	73
CN163	2
LV13-1	7
LV13-2	7
MU475	20 of approved 22 unit apt.
MU532	441 of 489 unit proposed Tulocay Village Apartment project
P61-1	18
P61-2	3 of 34 unit approved for sale attached single family project
TS177-1	7
TS177-2	31
TS177-3	6
TS177-4	7
TS177-5	26
TS177-6	15
V21-1	8
V21-2	10

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V24-1	10
V24-2	12
V24-3	12
V24-4	12
W113-2	39 units, Approved project – Napa Villas [NOTE: Site #41]
W113-3	19
W113-5	15
W114	59
W132-3	50 First St apartments proposed
	1,058
	<u>+9 second</u> unit estimate (based on second unit building permits last 13.5 years since records have been kept and affordability survey)
	1,067

**Above Moderate on Multi-Family sites** –includes 237 units approved for sale townhome/condos/duets

**TABLE 3: SELECTED GENERAL PLAN COMMERCIAL AND MIXED USE SITES WITH DEVELOPMENT POTENTIAL**

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
<b>BEARD COMMUNITY COMMERCIAL CC 440</b>									
62	B440 211	001-510-042 & surplus ROW	Permanente Way	CC-440	20-40	CC:TI	1.20	24	Unimproved vacant remainder following highway construction. Site feasibility ranking 1 (2009).
<b>CENTRAL NAPA OUTSIDE DOWNTOWN SPECIFIC PLAN – CN 487</b>									
63	CN487 145	004-201-001	2407 Laurel Street	CN-487	20-40	IL	0.6	12	Underused site end of Laurel Street adjacent to freeway; near industrial uses; residential mixed uses permitted; all parcels commonly owned. Site Feasibility Ranking 1 (2009).
63	CN487-148	004-201-025	N/A	CN-487	20-40	IL	0.04	1	“
63	CN487 147	004-201-026	2429 Laurel Street	CN-487	20-40	IL	0.19	4	“
63	CN487 146	004-201-027	2429 Laurel Street	CN-487	20-40	IL	0.13	2	“
63	<i>CN487-1</i>	<i>Site Total</i>					<i>0.96</i>	<i>19</i>	

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
64	MU487 253	004-132-001	2321 Oak Street	MU-487	20-40	IL	0.72	14	Oak at California industrial buildings underutilized; redevelopment potential; residential mixed use permitted; GP mixed use area; all parcels commonly owned. Parking on -002 only. Site Feasibility Ranking 2 (2009).
64	MU487 251	004-103-003	N/A	MU-487	20-40	IL	0.10	2	“
64	MU487 256	004-504-002	626 California Blvd.	MU-487	20-40	IL	1.91	39	“
64	MU487-2	Site Total	//////////	//////////	//////////	//////////	2.73	55	//////////
<b>CENTRAL NAPA OUTSIDE DOWNTOWN SPECIFIC PLAN – CN 490</b>									
65	CC490 8	043-112-008	Cabot Way	CC-490	20-40	CC:TI	1.84	--	Vacant grocery store part of River Park Shopping Center; separate owner. Site Feasibility Ranking 1 (2009).
65	CC490 15	043-112-011	1745 West Imola	CC-490	20-40	CC:TI	2.89	--	Older River Park Shopping Center, exc. Redevelopment potential. Upgrade or modification of onsite water main may be required (depending on redevelopment proposal). Site Feasibility Ranking 1 (2009).

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
65	CC490 12	043-112-017	1537 West Imola	CC-490	20-40	CC:TI	0.56	--	"
65	CC490 7	043-112-018	Cabot Way	CC-490	20-40	CC:TI	0.55	--	"
65	CC490 13	043-112-019	West Imola	CC-490	20-40	CC:TI	1.62	--	"
65	CC490 6	043-112-020	650 Cabot Way	CC-490	20-40	CC:TI	1.57	--	"
65	CC490 11	032-112-021	1433 West Imola	CC-490	40-40	CC:TI	0.95	--	"
65	CC490 9	043-112-023	1201 West Imola	CC-490	20-40	CC:TI	1.18	--	"
65	CC490 10	043-112-024	1221 West Imola	CC-490	20-40	CC:TI	1.18	--	"
65	CC490	Site Total					4.3 [Ptn.]	87	Assumes up to 1/3 of 13+ acre site is redeveloped with residential mixed use.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
<b>SOSCOL MIXED USE MU 532</b>									
66	MU532-152	046-050-001*	515 Silverado Trail	MU-532	20-40	MU-G:FP:TI	1.07	21	Part Floodplain, 4 existing units. Site Feasibility Ranking 1 in 2009. -001, -002, -003 are 3 adjacent properties; residential across street; Silverado Trail sewer ext. may be req'd, depending how sites redevelop; 12" water main in Silverado Trail (parallel to the 24" transmission main) to be installed for all water services.
67	MU532-249	046-050-002*	511 Silverado Trail	MU-532	20-40	MUG:FP:TI	0.99	20	Part Floodplain; Site Feasibility Ranking 1 in 2009. See above infrastructure notes for -001.
68	MU532-350	046-050-003	501 Silverado Trail	MU-532	20-40	MUG:FP:TI	1.06	21	Part Floodplain; some outdoor storage. Site Feasibility Ranking 1 in 2009. See above infrastructure notes for -001.
<b>DOWNTOWN SPECIFIC PLAN AREA</b>									
69	A	003-191-004	1600 Clay Street	DMU	20-40	DMU	0.34	8	City owned offices; requires relocation. Infrastructure per Specific Plan; potential fee area.
70	B	003-195-001	1600 First Street	DMU	20-40	DMU	1.29	40	City owned offices; requires relocation. Infrastructure per Specific Plan; potential fee area.

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71	C	003-197-001, -002, -011, -012, -013	1455-1461 Polk, 1526- 1584 Clay, 1120 Seminary	DMU	20-40	DMU:PE	combined.56 acre	10	2 SF homes; older office building; owned in common Infrastructure per Specific Plan; potential fee area.
72	D	003-197-003, -004, -014	1427-1431 Polk, 1400 Clay	DMU:PE	20-40	DMU:PE	0.99	22	Bank and parking for Bank; commonly owned. Infrastructure per Specific Plan; potential fee area.
73	E	003-198-002, -003, -004	1503-1523 Clay	DMU	20-40	DMU:PE	0.34	11	Parking lot commonly owned by RDA now RDA Successor Agency; acquired as land bank site. Infrastructure per Specific Plan; potential fee area.
74	I	003-167-020; 003-167-010	1147 Main Street; 1006, 1012, 1018 First Street	DCC	North parking lot 20- 40; so parking lot 20- 60	DCC:PE:FP	1.37	32	2 RDA Successor Agency Parking Lots G & H and First & Main commercial building, northwest side. Small portion floodplain.
75	M	003-172-009; 003-173-012; 003-173-009	No address; 825 Pearl Street; 1100 West Street	DCC & DMU	20-40	DCC & DMU:PE:FP:SC	1.21, 0.70, 0.69=2. 6	32	RDA Successor Agency Parking lot X next to Cinedome; portion floodplain; Cinedome & Parks Dept. parcel in floodway.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
76	N	003-231-003, -005, -009	924-930 Main Street	DMU	20-40	DMU:P E:FP	0.27	5	City Parking Lot J between Downtown Joe's and Winship building. Portion floodplain Contingent upon providing replacement parking. Infrastructure per Specific Plan; potential fee area.
77	P	003-211-006 & -010, and 003-214-013 003-214-011	1250-1260 Second Street, & 1100 Second Street, 1127 First Street	DMU	20-40	DMU:P E	0.71 & 0.58, <u>0.60</u> 1.18	13	City/Parking Authority Second St. Parking lot A; RDA Successor Agency Second St. parking garage and adjacent County Carither's/Assessor's building. Infrastructure per Specific Plan; potential fee area.
78	W	003-253-007, -008, -009	807 Wilson Street	½ DMU ½ DN	½ 20-40 ½ 10-25	½ DMU ½ DN	1.32	26	Napa Valley Register building & parking lot. Infrastructure per Specific Plan; potential fee area.
79	FF	003-242-003; 003-242-004, -005, -006, -007	933 Water Street; 585 & 601 First Street	OBC	20-40	OBC:FP :PD:SC (Copia portion PD-2)	2.2; 0.48, 0.12, 0.77, 3.5	50 on portion of both Corp Yd and Copia sites	County Water Street former Corp Yard and adjacent former Copia site- Currently Floodplain, floodway, FEA, FPP. Expected to be available post Oxbow Bypass construction 2016. Infrastructure per Specific Plan; potential fee area.

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Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
	<i>Partial Downtown SP total</i>							249	<i>Downtown Specific Plan Table 8.1 cites approximately 250 units within 0-10 years – the Housing Element timeframe.</i>
	<b>TOTAL</b>							496	

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