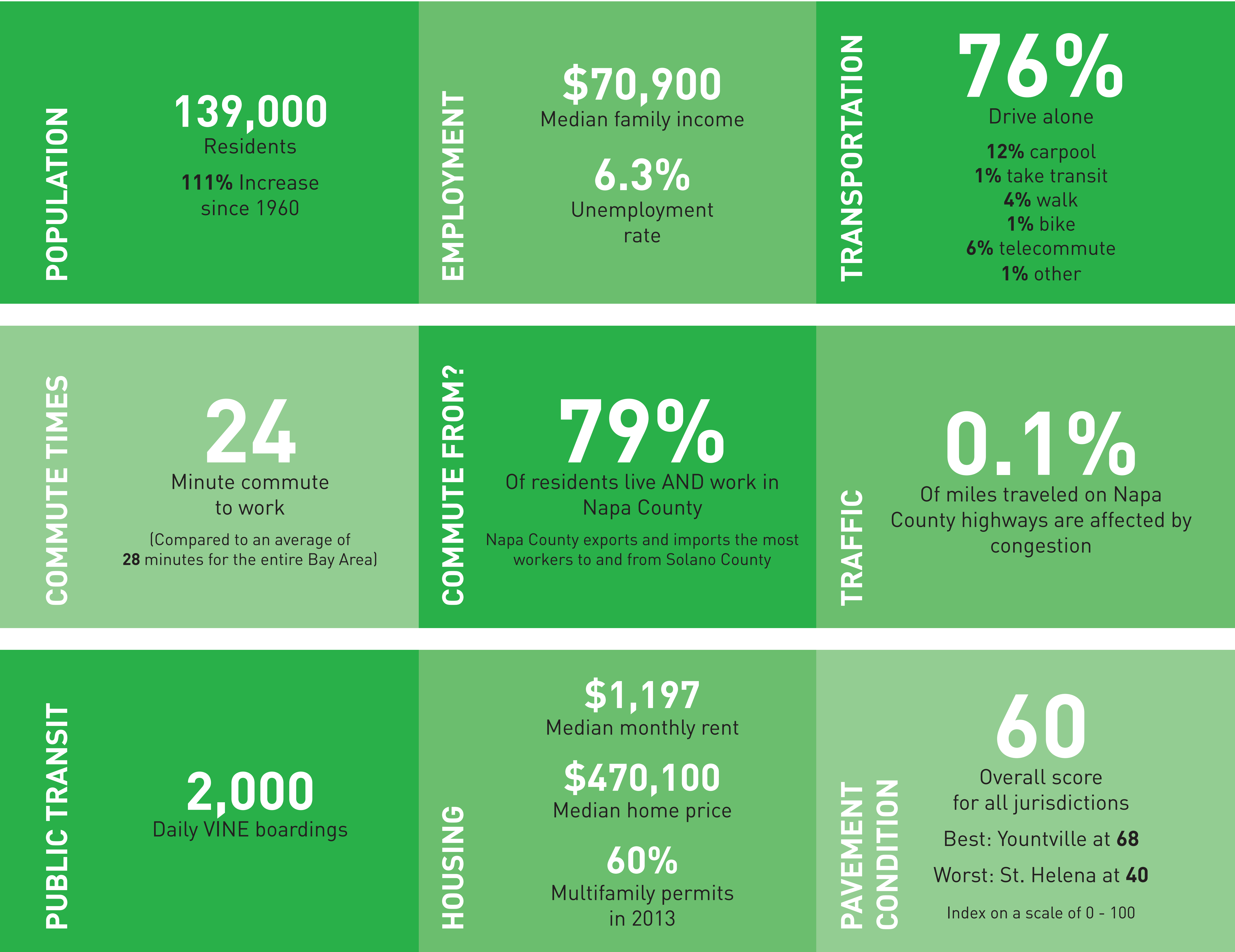


COUNTY FOCUS

Napa County Today

Plan BayArea
2040



Data Sources: Population–California Department of Finance, 2014; Employment–U.S. Census Bureau: American Community Survey, 2013; California Employment Development Department, 2013; Transportation–U.S. Census Bureau: American Community Survey, 2013; Commute Times–U.S. Census Bureau: American Community Survey, 2013; Traffic–Caltrans Performance Monitoring System, 2013; Metropolitan Transportation Commission, 2013; Public Transit–Federal Transit Administration: National Transit Database, 2012; Housing– U.S. Census Bureau: American Community Survey, 2013; Multiple Listing Service Homes Sales Records, 2014; California Homebuilding Foundation/Construction Industry Research Board, 2013; Metropolitan Transportation Commission, 2013 Regional Pavement Condition Report.

What are the current trends in Napa County?

American Canyon | Calistoga | Napa | St. Helena | Yountville

Understanding what’s happening in Napa County now helps us recognize what issues may become most important as we plan for the future. Here’s a brief snapshot of Napa County and some key issues to consider for these communities as we update Plan Bay Area.



TRANSPORTATION: Local pavement conditions remain a challenge in some areas.



DIVERSITY: 2.0% of Napa County residents are African-American, 6.9% are Asian, 32.6% are Latino, 55.8% are White, and 2.7% are other or multiple races.

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PDAs in Napa County

Plan BayArea 2040

Locally Nominated Priority Development Areas and Priority Conservation Areas

Napa County is internationally acclaimed for its winemaking and the picturesque Napa Valley wine region is a major draw for visitors to the San Francisco Bay Area. The valley is bounded by rolling hills, and the Napa River empties into San Pablo Bay through the narrow Mare Island Strait. Napa County has strong policies to prioritize agricultural uses and to protect farmlands, watersheds and open space. Accordingly, more than 90 percent of unincorporated county land falls within those designations. The county seeks to continue to protect these lands and encourage recreation through its nine Priority Conservation Areas. Most non-agricultural development is clustered in the four cities and one town connected by Highway 29, which parallels the Napa River in the western part of the county.

Napa County is home to 2 locally nominated PDAs and 9 PCAs.

Priority Development Areas (PDAs)

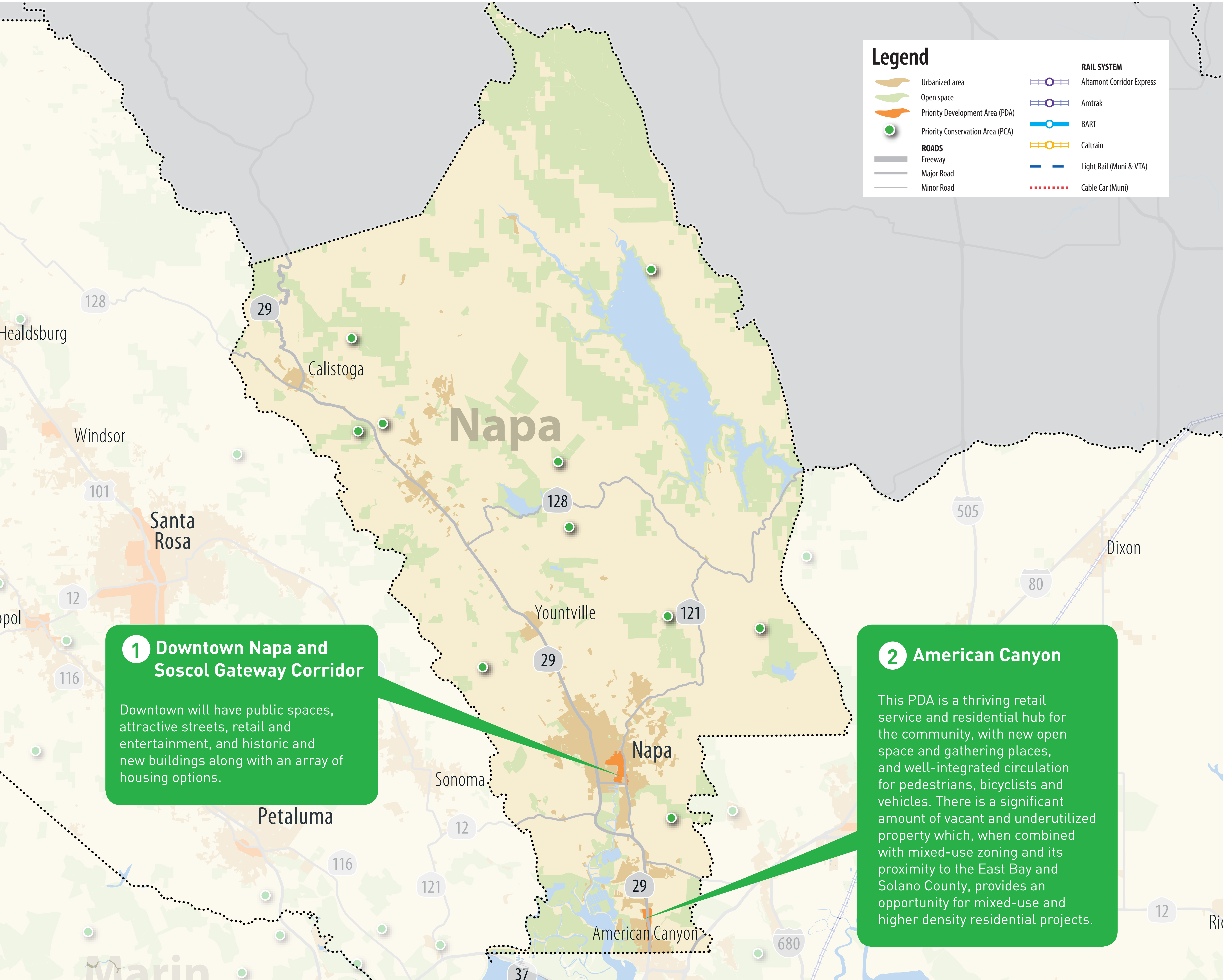
Priority Development Areas (PDAs) are locally designated areas within existing communities that provide infill development opportunities, and are easily accessible to transit, jobs, shopping and services.

Priority Conservation Areas (PCAs)

Priority Conservation Areas (PCAs) are regionally significant open spaces for which there exists a broad consensus for long-term protection and for which public and private funds may be invested to promote their protection. The purpose for identifying Priority Conservation Areas is to highlight near-term opportunities for land conservation in the San Francisco Bay Area that are supported by local consensus.



A Map of Napa County PDAs



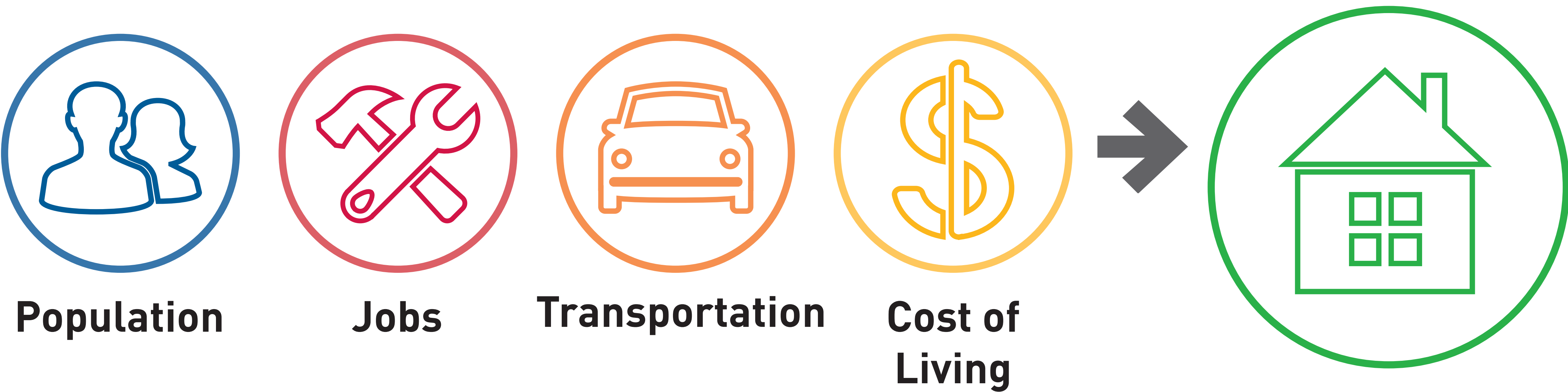
COUNTY FOCUS

Napa County Housing

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What Housing is Being Built?

Housing reflects the unique values and lifestyles of a community. Factors that influence types of housing include General Plans, zoning, population growth, household size, job availability, access to transportation, income and the cost of living.



Slow Housing Growth in Napa County

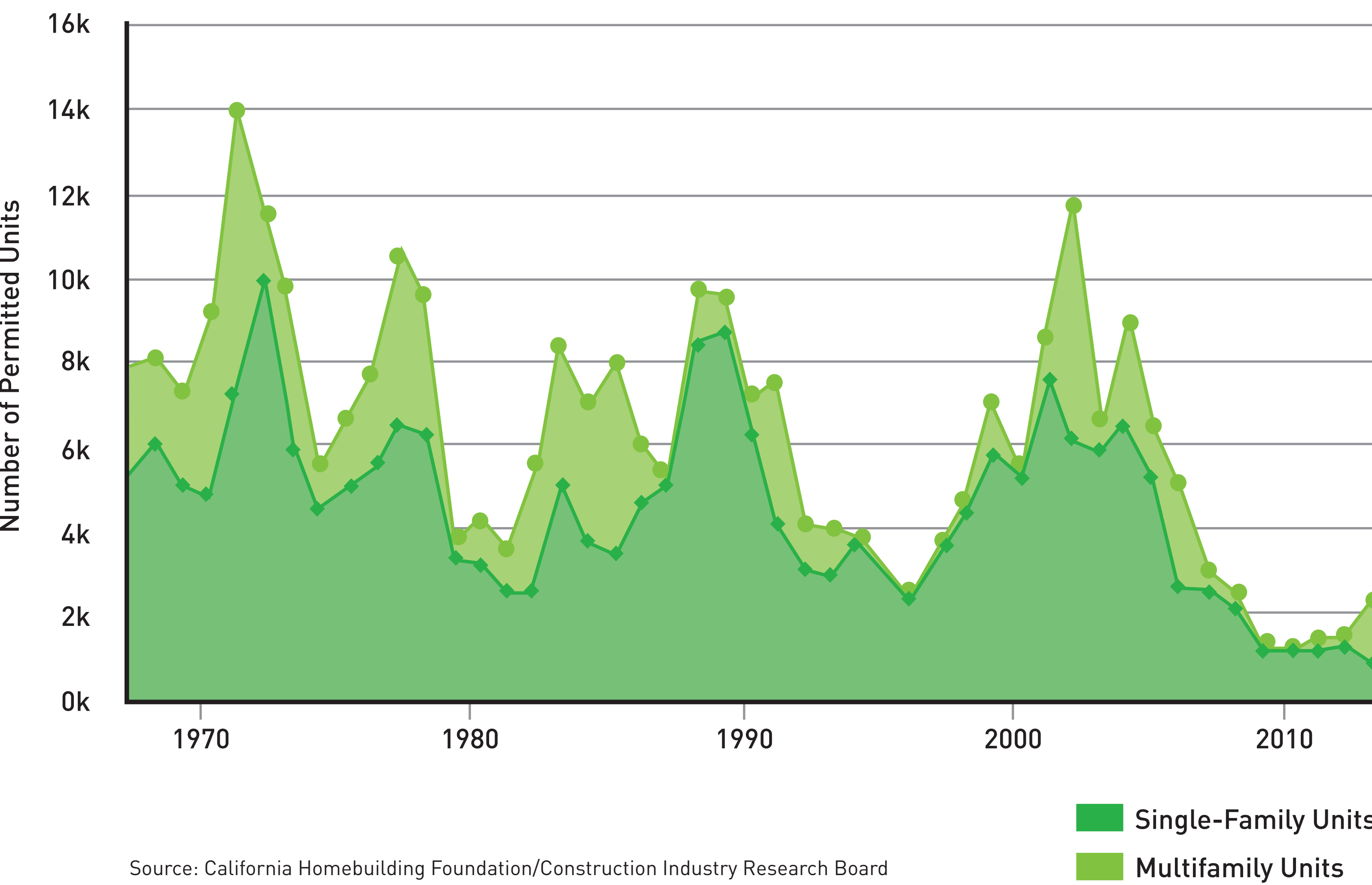
Unlike much of the Bay Area, which experienced expansive growth over the last half-century, Napa County has retained its rural character. Some focused growth in Napa County has shifted toward multifamily homes, which range from duplexes to apartment buildings. Most new multifamily housing is in Priority Development Areas, and most of the units permitted today will be constructed in the next few years.

237
housing units permitted
in Napa County in 2013.
Of these...

140
[59%] were multifamily

Source: California Homebuilding Foundation/Construction Industry Research Board

Historical Trends for Housing Growth in Napa County



70%
of permits are now
for multifamily homes
across the Bay Area,
compared to

40%
25 years ago

Source: California Homebuilding Foundation/Construction Industry Research Board