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**Planned Development Zoning Districts
Summary**

Napa County Planned Development Zoning Districts

Property	Existing Land Use	New Land Uses	General Plan Designation	# of Single Family Residential Parcels	Notes
Berryessa Estates	Single Family Residential	No change	Rural Residential	351 parcels (appx. 163 residences)	1960's era hillside custom home single family residential subdivision with community-served sewer and water system
Berryessa Highlands	Single Family Residential	No change	Rural Residential	630 parcels (appx. 352 residences)	1960's era hillside custom home single family residential subdivision with community-served sewer and water system
Capell Valley Estates	Mobile Home Park	No change	Rural Residential	0	Fully developed mobile home park with community-served sewer and water system
Carneros Inn and Spa Courtyard Homes	Mobile home residences within a portion of larger resort hotel complex	No change	Ag Resource - Subject to Measure J	0	Individually owned detached residences on modular home park lots available for transient occupancy
Meadowood Resort	Resort Hotel	No change	Ag Watershed & Open Space - Subject to Measure J	0	Long established commercial use zoned PD in 1980's
Pacific Union College	University with support retail and campus-related residential uses	Additional campus housing and facilities entitled as well as two independent affordable housing sites	Public-Institutional - Urban Residential - Ag Watershed and Open Space	0	Affordable housing sites could allow range of residential unit types from single family to multi-family
Saint Helena Hospital	Medical Facility	No changes proposed, some medical facility expansions previously entitled	Rural Residential	0	Approximately two dozens single family residences are located on the subject property but are not on individual parcels
Silverado Country Club	Mixed Use Resort and Residential Community	No major changes proposed or entitled	Urban Residential	369 parcels, all improved	Residential unit types include: 1) resort condominiums (hotel rooms); 2) condominiums with transient occupancies; 3) standard condominiums with no transient occupancies; and 4) single family residential
Villa Berryessa Site	Vacant	Agriculture	Ag Watershed & Open Space - Not subject to Measure J	0	Expired tentative subdivision map with AWOS general plan designation
Vineland Vista Mobile Home Park	Mobile Home Park	Presently under redevelopment	Ag Resource - Subject to Measure J	0	1960's era mobile home park being redeveloped and upgraded with no changes in the number of units