

SITE DETAILS



APN: 245-01-004

Acreage: 2.3

Zoning*: N/A - Unincorporated

General Plan*: NCC - Neighborhood/
Community Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 4

School District: Berryessa Union ESD,
East Side UHSD

MTC Priority Site: Yes

Opportunity Zone: No

*Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.



WALK SCORE

60

Somewhat Walkable



BIKE SCORE

62

Bikeable



TRANSIT SCORE

47

Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

-  Development Site
-  Mixed Use Neighborhood
-  Neighborhood/Community Commercial
-  Open Space, Parklands & Habitat
-  Public/Quasi-Public
-  Residential Neighborhood



This land use map shows how land within the Hostetter project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Hostetter has a land use that is "Unincorporated" and is surrounded by "Residential Neighborhood" and "Unincorporated" land uses.

0 0.25 0.5 Miles

Effective Date: July 2025



DEMOGRAPHICS

African American/Black:	1%
Asian:	62%
Hispanic/Latino:	18%
White:	10%
Other Race:	8%
Median Age:	37.4

Median Household Income:	\$172,857
Share of Households with Someone Under 18:	35%
Share of Households with Someone Over 65:	37%
Average Household Size:	3.28
Share of Households without a Vehicle:	2%
Share of Housing Units that are Owner-Occupied:	70%
Share of Housing Units that are Renter-Occupied:	30%

Source: 2022 American Community Survey 5-Year Estimates for tract 5043.21.