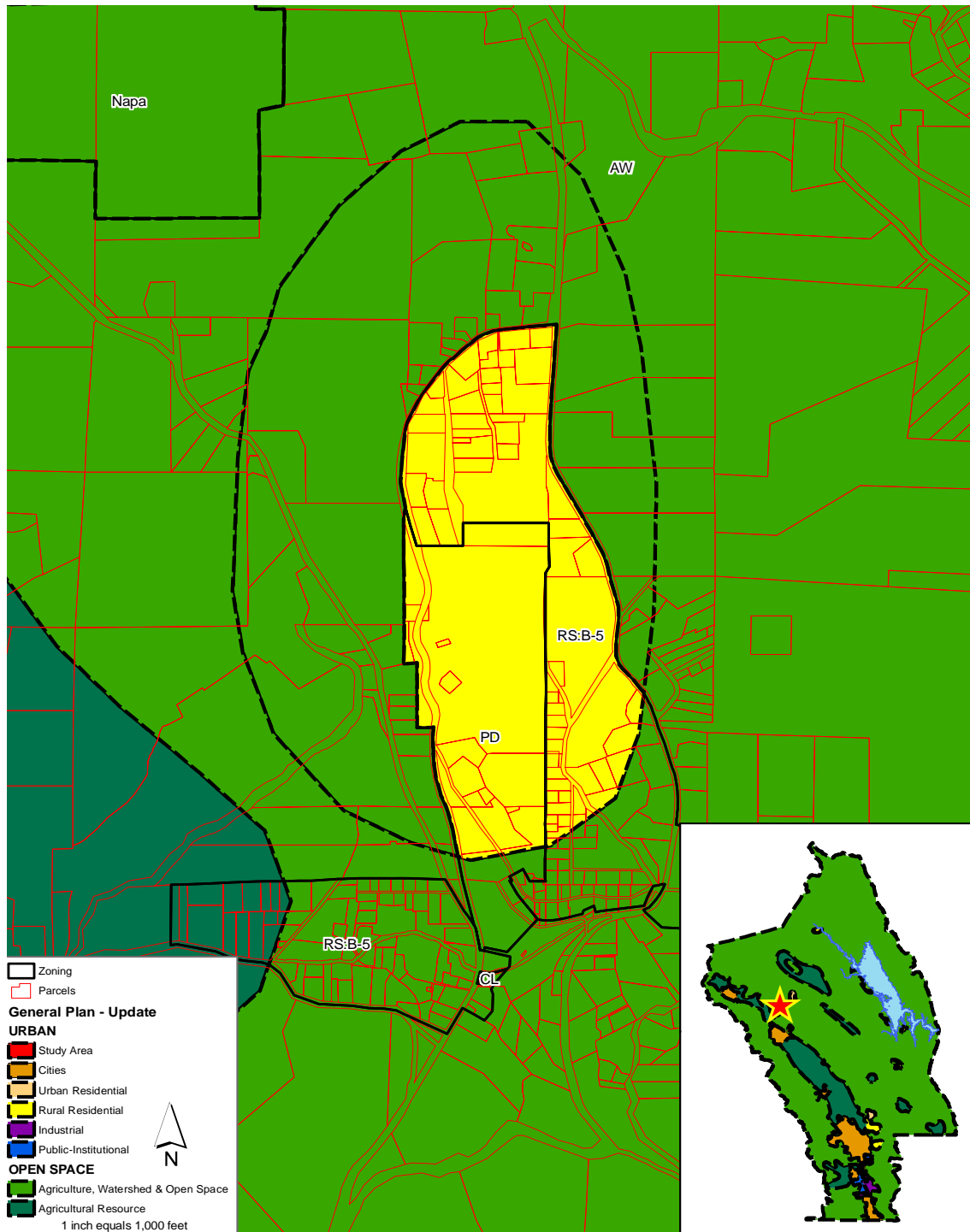


Deer Park:

- Rural character w/forested setting;
- Not contiguous w/cities;
- Development potential for hospital related facilities w/in PD zoning;
- Accessible by two lane roads;
- Home of St. Helena Hospital;
- Some (private) water and sewer services.



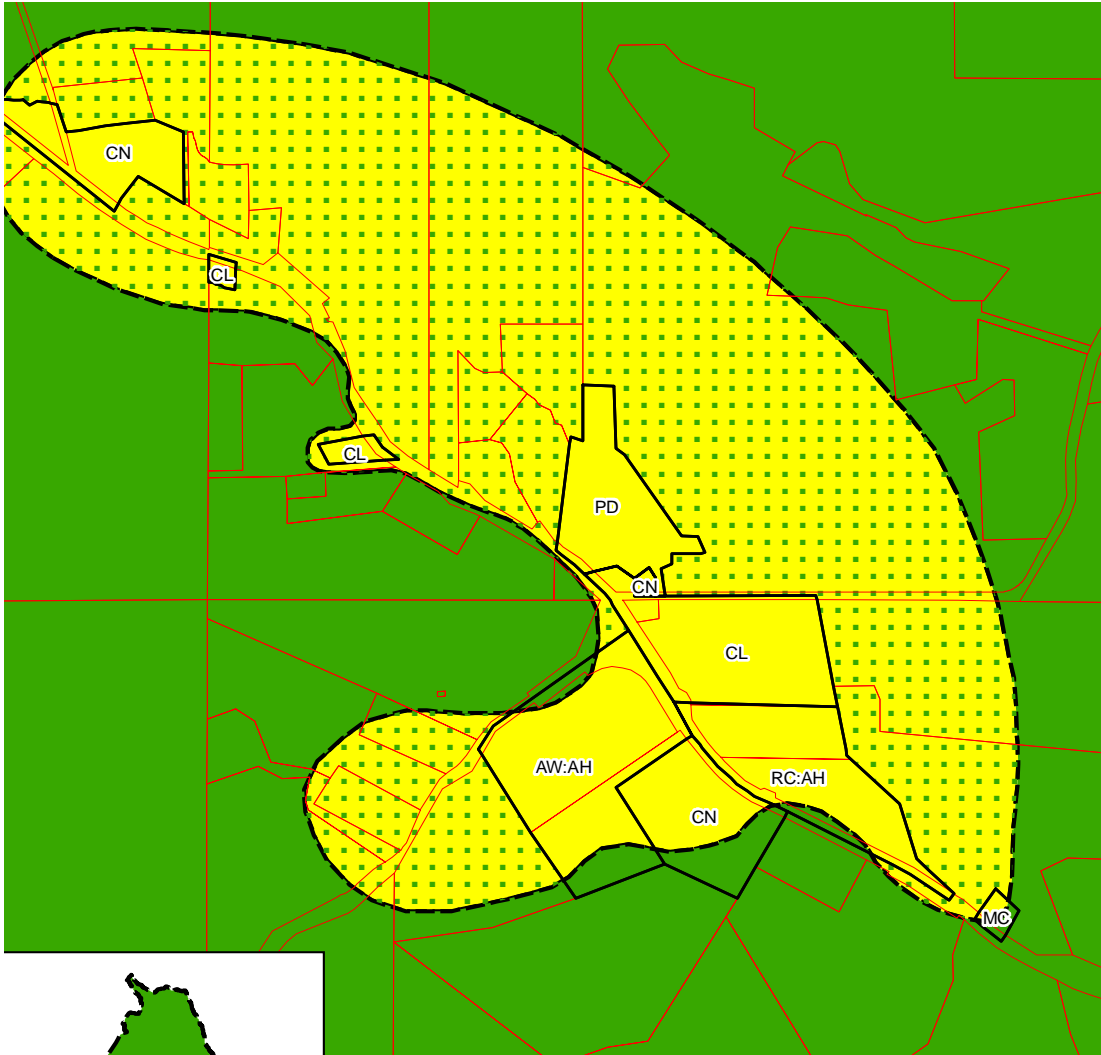
Deer Park -- After

Preliminary Recommendation:
Remove agriculturally-zoned land from the Urban Residential designation.

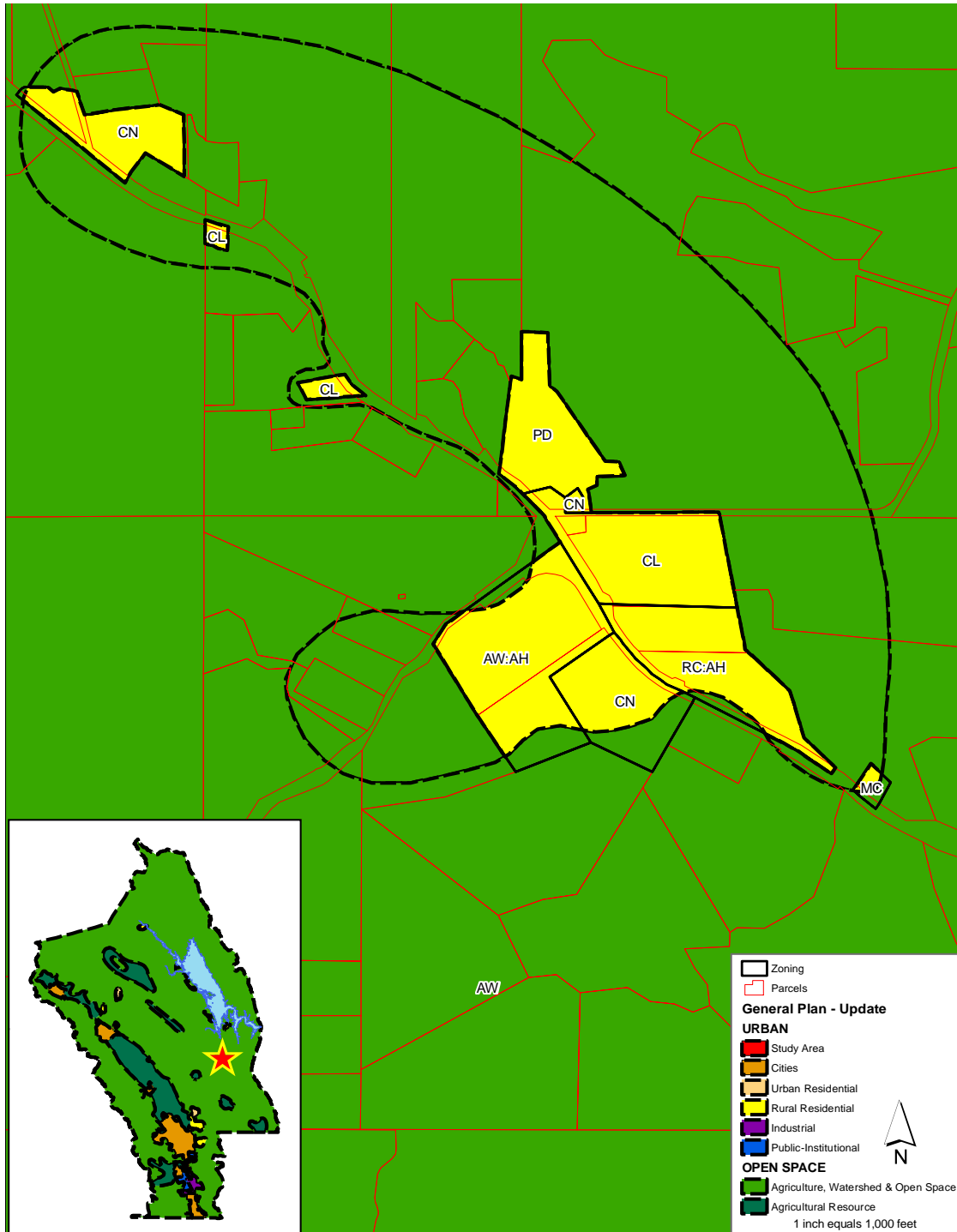
- This would affect about 244 acres and 69 individual parcels.
- There would be no change in zoning, so there would be no change in the uses permitted or in development potential.
- The net effect would simply be to require a general plan amendment prior to rezoning of these parcels in the future.

Moskowite Corners -- Before

- Rural character w/vineyards & grazing;
- Valley floor location;
- Not contiguous w/cities;
- Development potential on commercially zoned and :AH zoned sites;
- Crossroads location on the way to Lake Berryessa
- accessible by two lane roads;
- Some (private) water and sewer services.



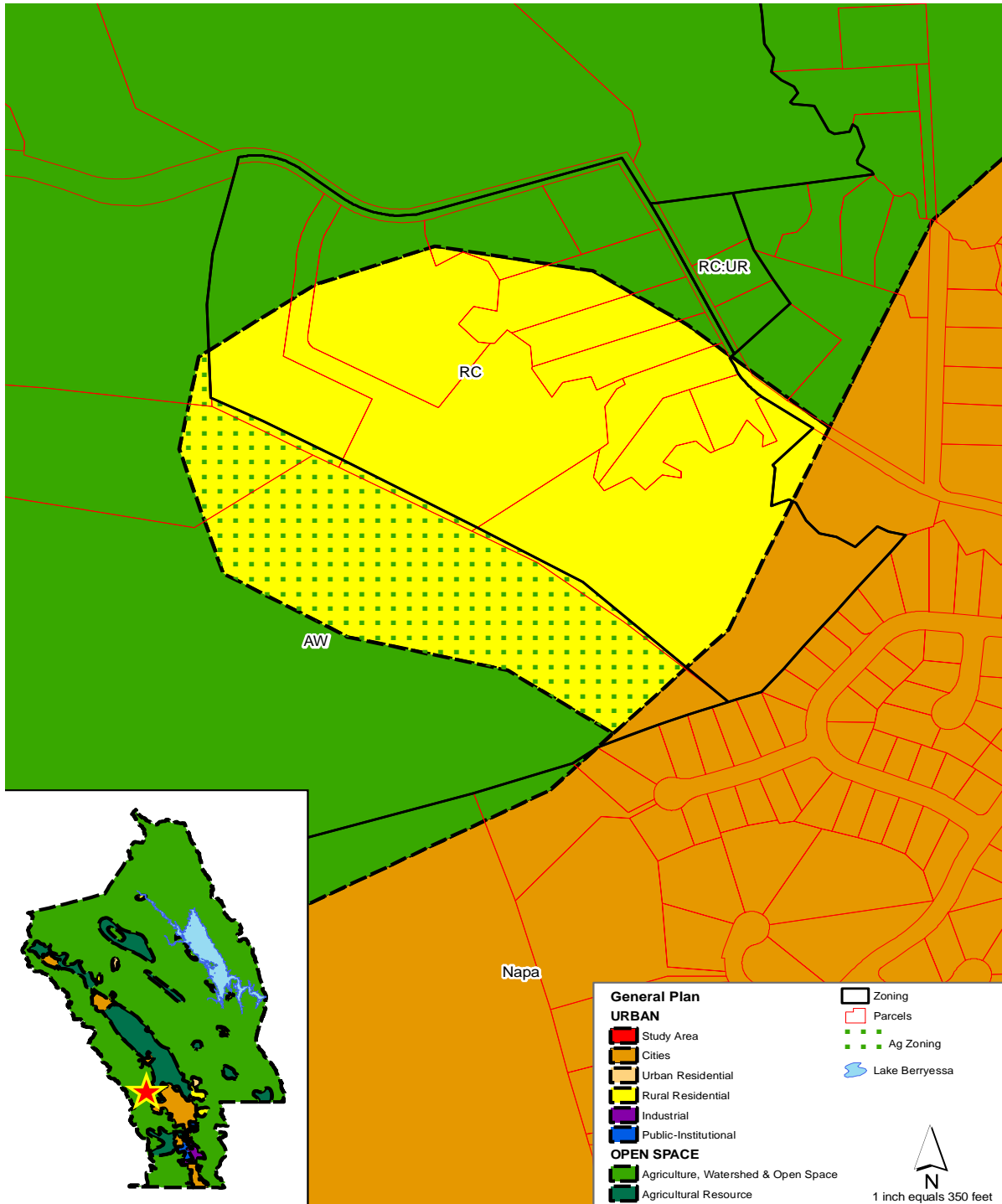
552 acres "Rural Residential"
16.5 acres zoned PD
19.65 acres zoned RC
47.2 acres zoned CL/CN/MC
436 acres zoned AW



Moskowite Corners -- After

Preliminary Recommendation:
Remove agriculturally-zoned land from the Rural Residential designation.

- This would affect about 436 acres and 33 individual parcels.
- There would be no change in zoning, so there would be no change in the uses permitted or in development potential.
- The net effect would simply be to require a general plan amendment prior to rezoning of these parcels in the future.



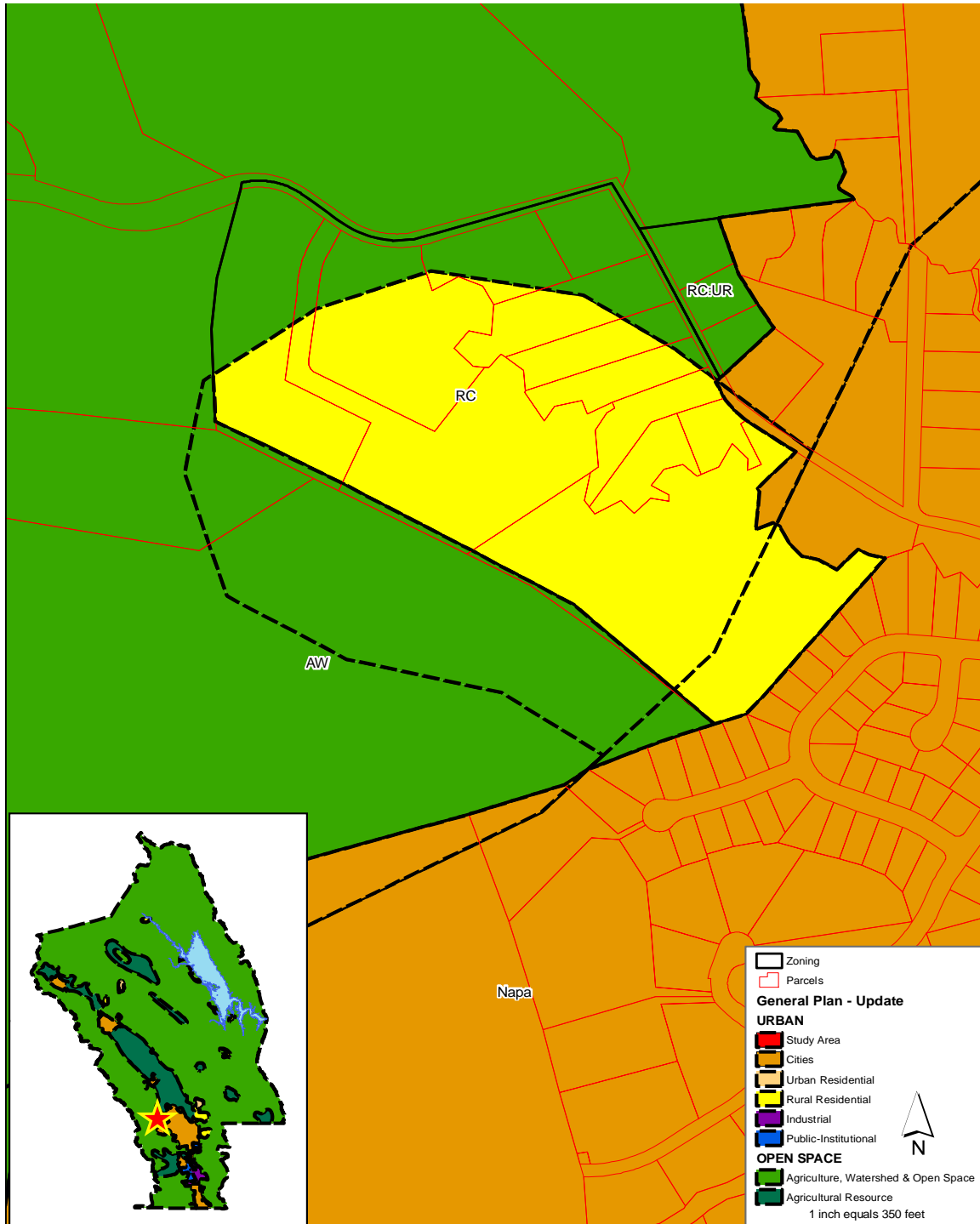
Partrick Road -- Before

Rural character adjacent to the City;

No development potential except build out of existing parcels;

Accessible by two lane roads;

No water and sewer services.



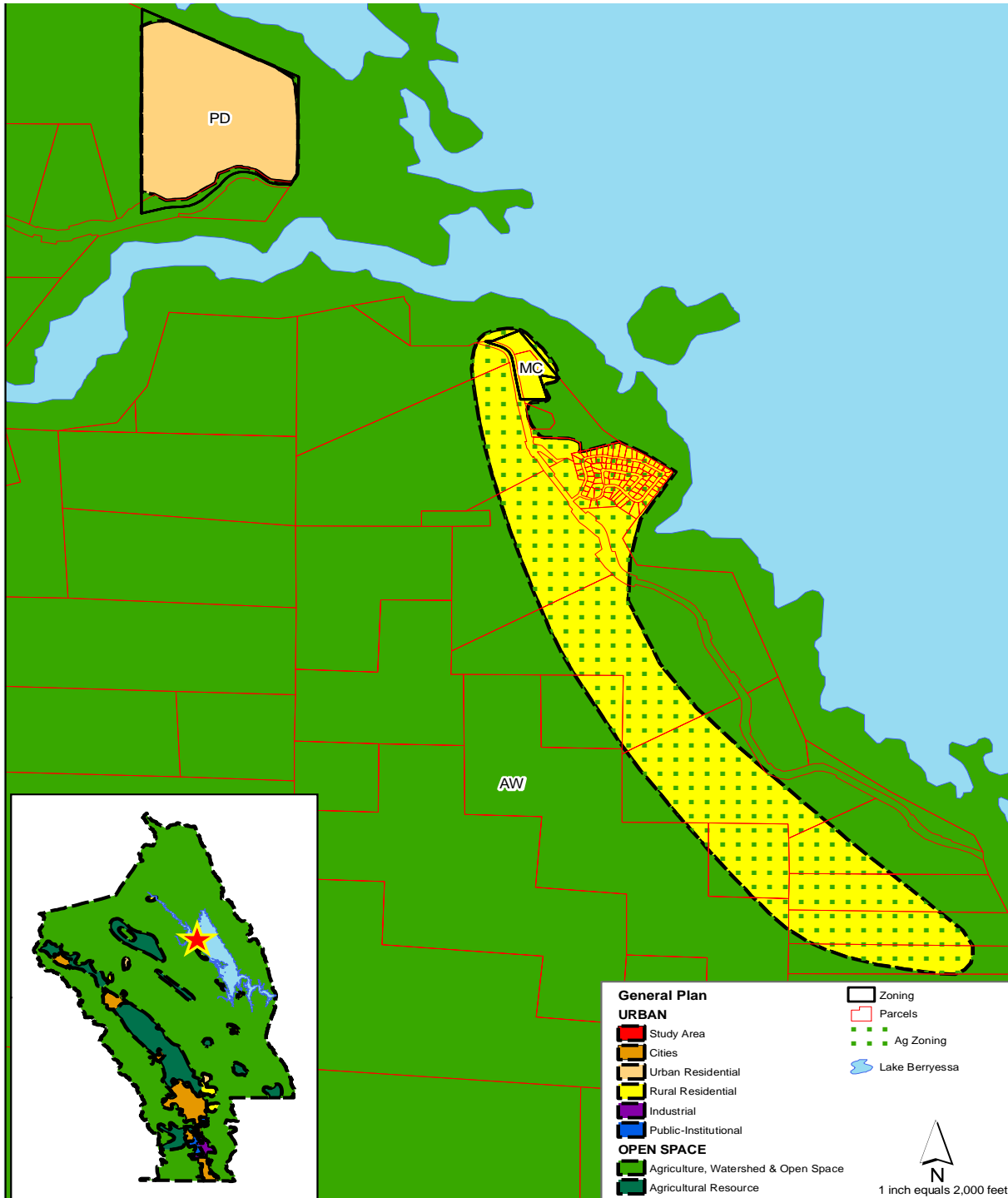
Partrick Road – After

Preliminary Recommendation:
(a) Remove agriculturally-zoned land from the Rural Residential designation; and (b) reflect the city boundaries.

Removing ag-zoned land from the RR would affect about 13 acres and 6 individual parcels.

Reflecting the city boundaries of Napa would affect 678 parcels, increase RR land by 115 acres & increase Ag land by 272 acres (net).

There would be no change in zoning or city jurisdiction, so there would be no change in the uses permitted or in development potential.



Pope Creek -- Before

Rural character and creek/
lake adjacent;

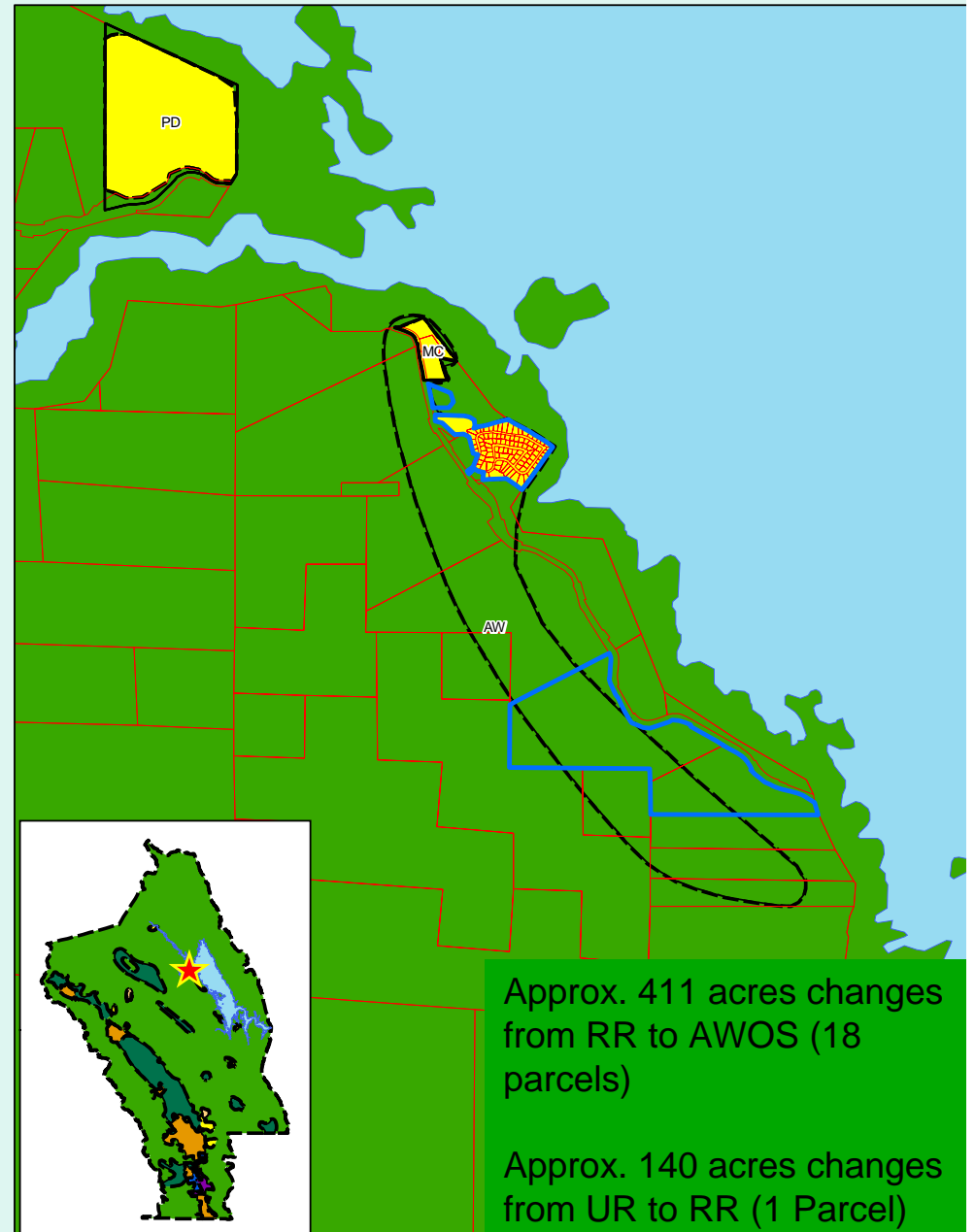
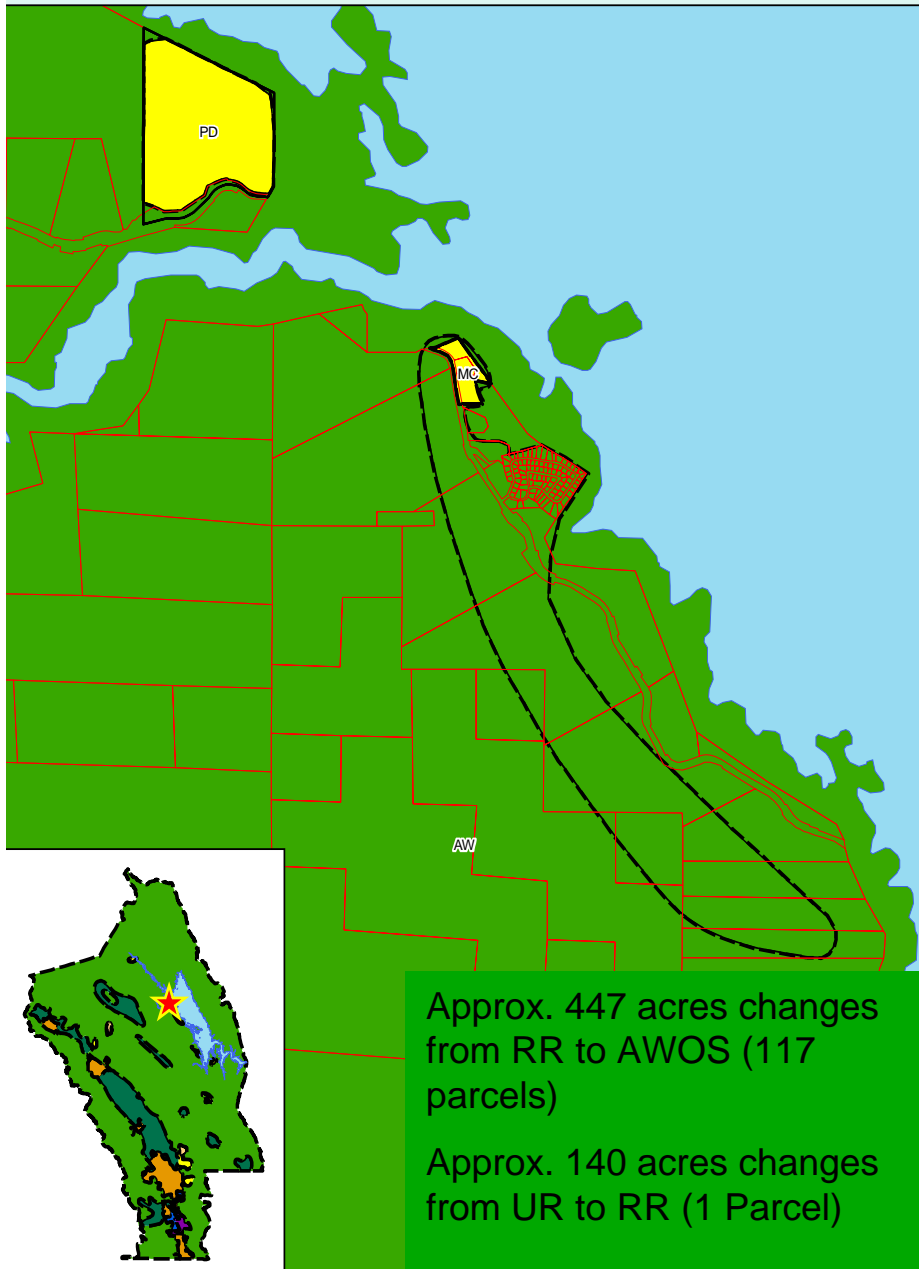
Not contiguous w/cities;

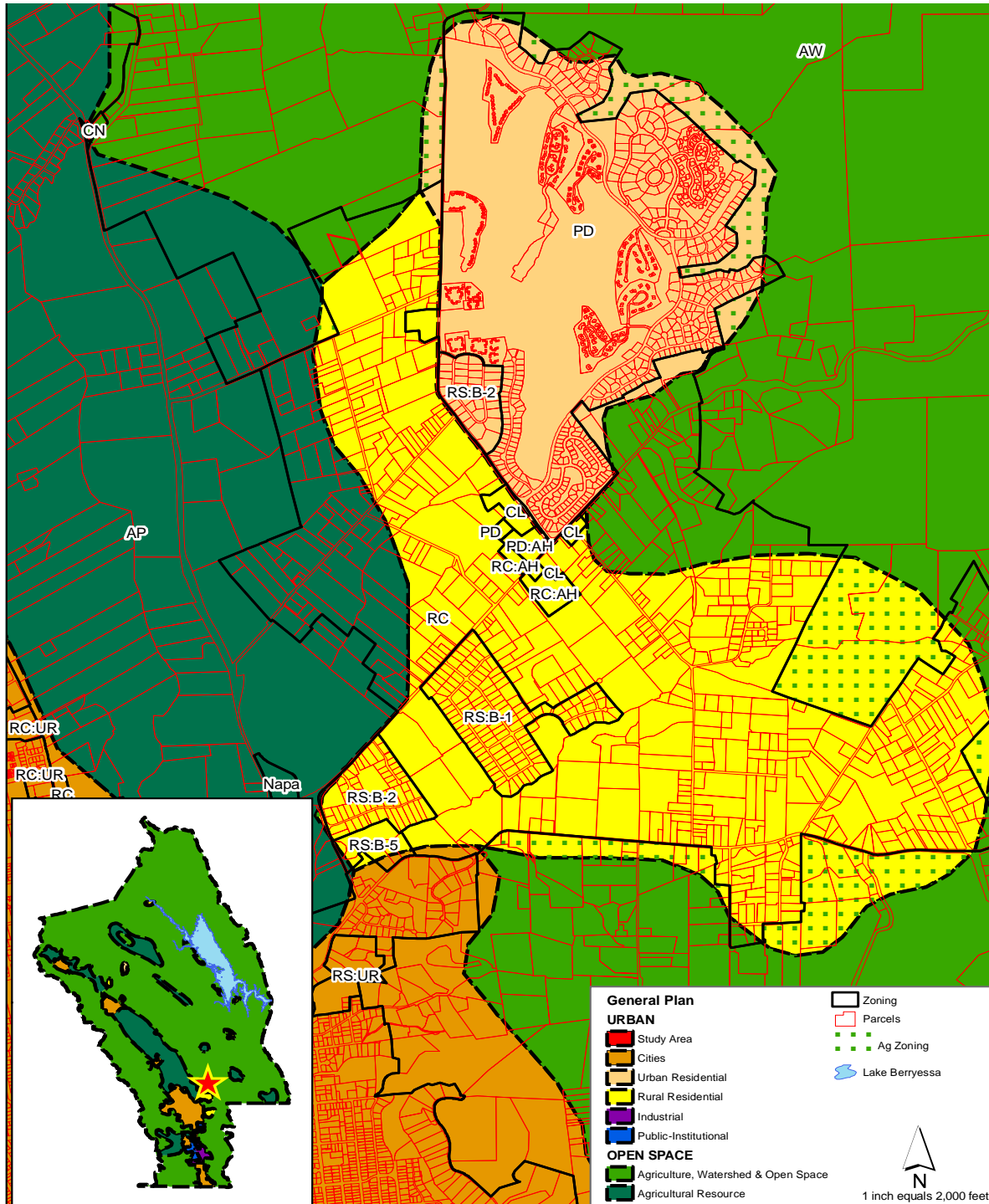
Approved subdivision on PD
zoned site;

Accessible by two lane
roads;

Some water and sewer
services.

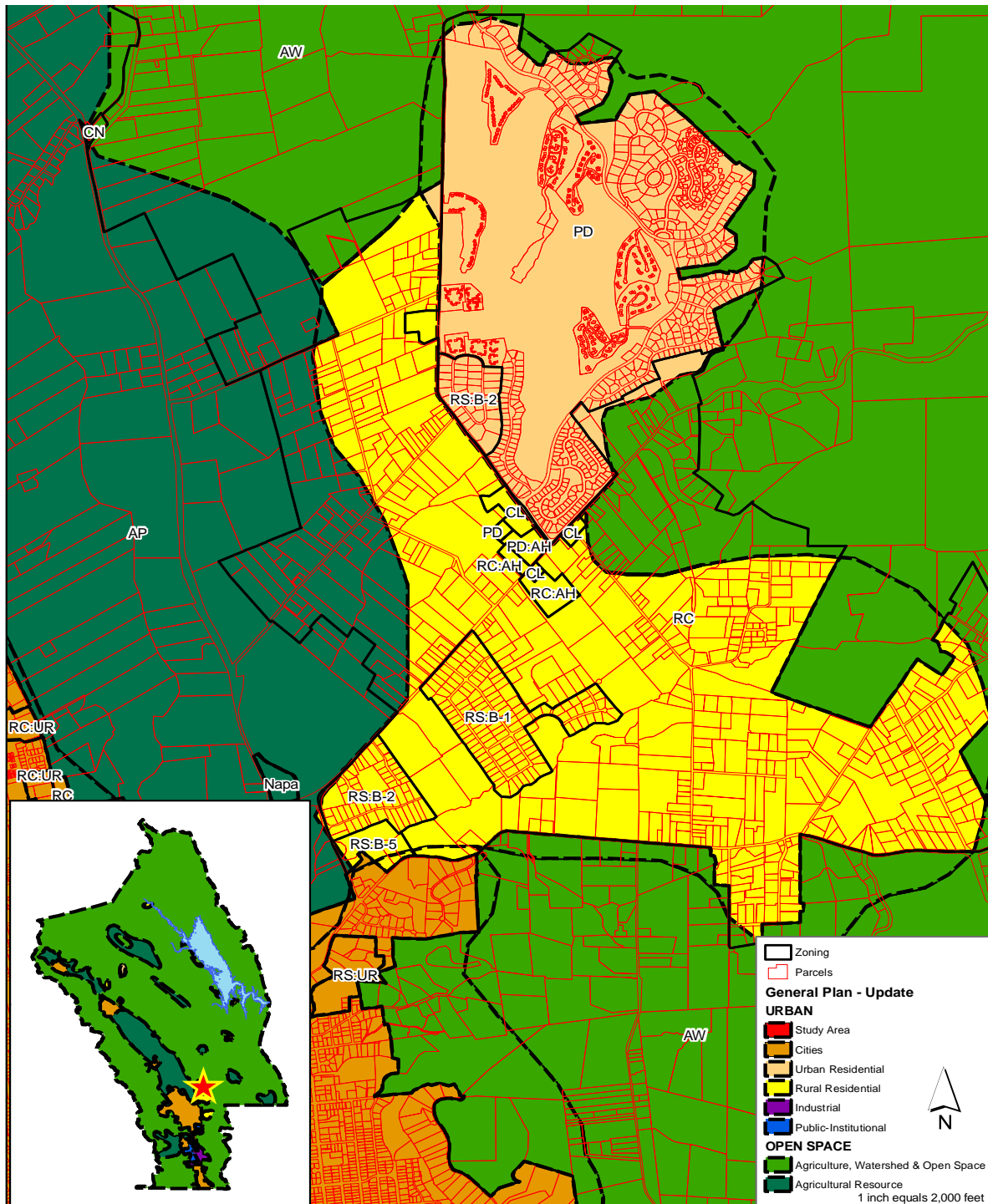
Pope Creek – After: Two Options





Silverado -- Before

- Rural area with vineyards, golf course, and country club;
- Valley floor & gentle slopes;
- Contiguous w/the City of Napa & accessible by two lane roads;
- Development potential within :AH zoned sites;
- Municipal water and sewer services available in selected areas;
- Groundwater deficient;
- Some property owner interest in rezoning, general plan changes, and residential development



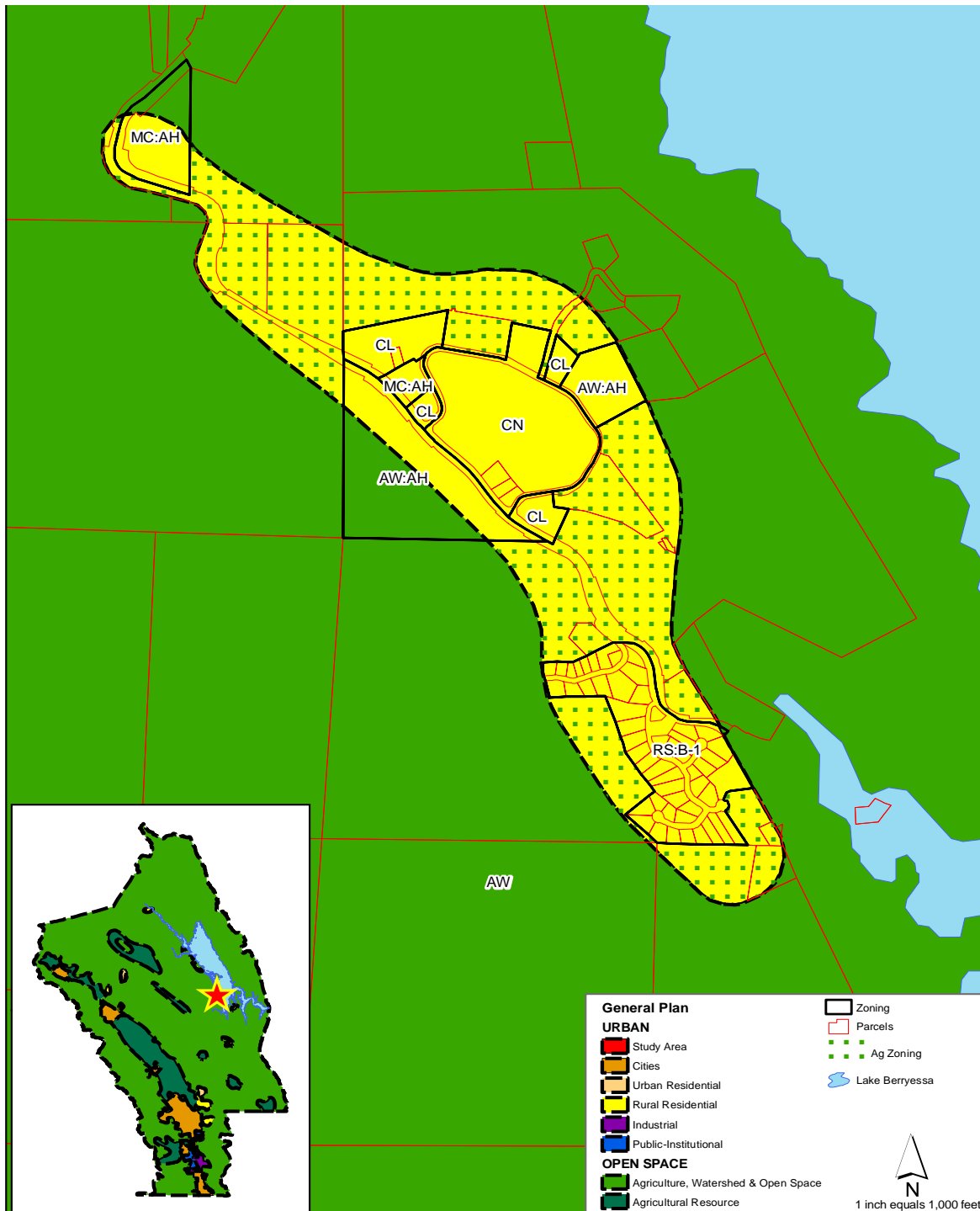
Silverado – After

Preliminary Recommendation:
 (a) Remove agriculturally-zoned land from the Urban and Rural Residential designations; and
 (b) reflect the city boundaries.

➤ Removing ag-zoned land from the UR & RR would affect about 311 acres and 52 individual parcels.

➤ Reflecting the city boundaries of Napa would affect 678 parcels, increase RR land by 115 acres & increase Ag land by 272 acres (net).

➤ There would be no change in zoning or city jurisdiction, so there would be no change in the uses permitted or in development potential.



Spanish Flat -- Before

Rural character and lake adjacent;

Not contiguous w/cities;

Development potential on CL/CN and :AH zoned sites;

Accessible by two lane roads;

Some water and sewer services.

Spanish Flat – After: Two Options

