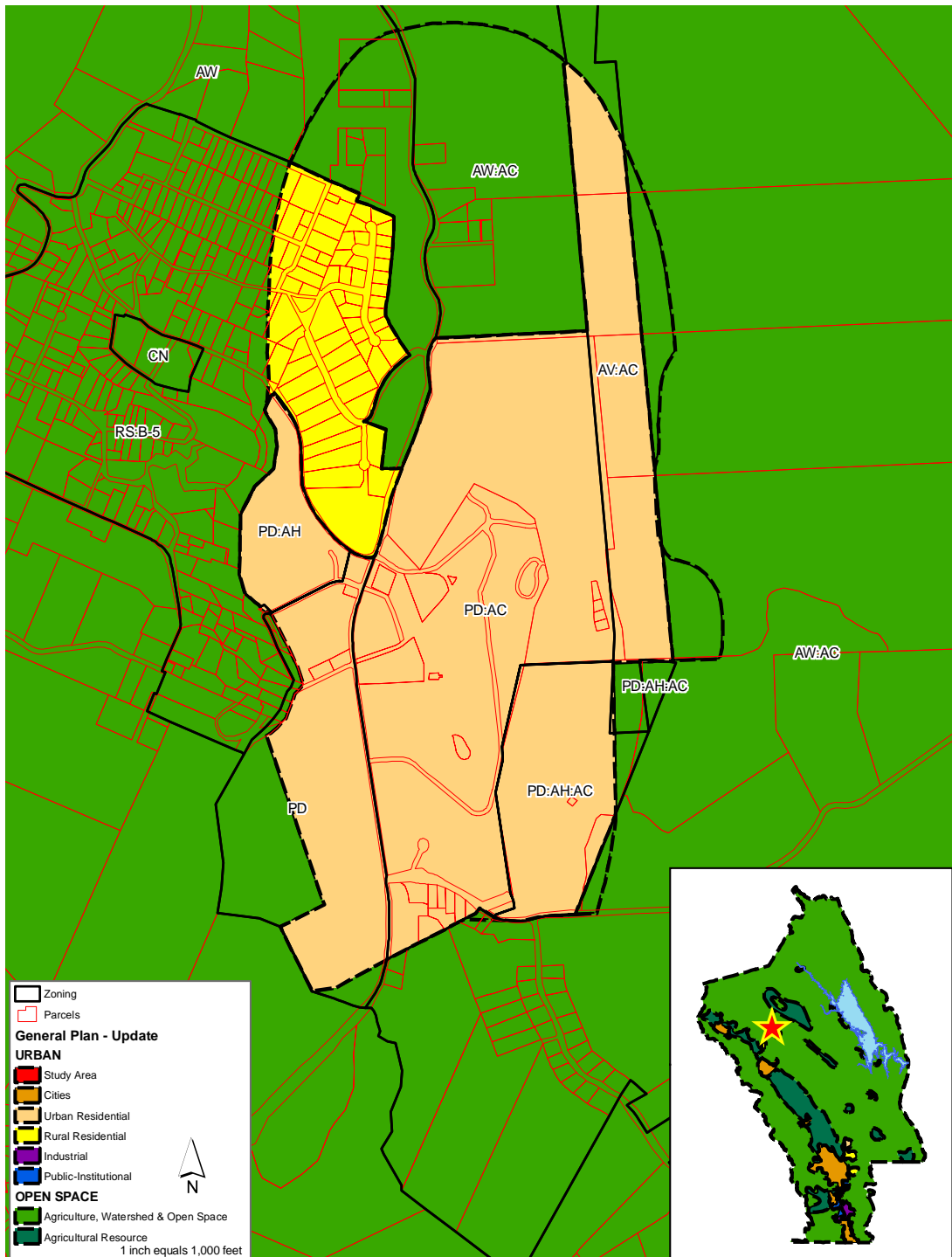


Angwin -- Before

- Rural character w/forested setting
- Not contiguous w/cities
- Development potential within PD zoning and :AH overlay
- Accessible by winding, two lane roads
- Some (private) water and sewer services
- Home of Pacific Union College
- Controversial development application pending



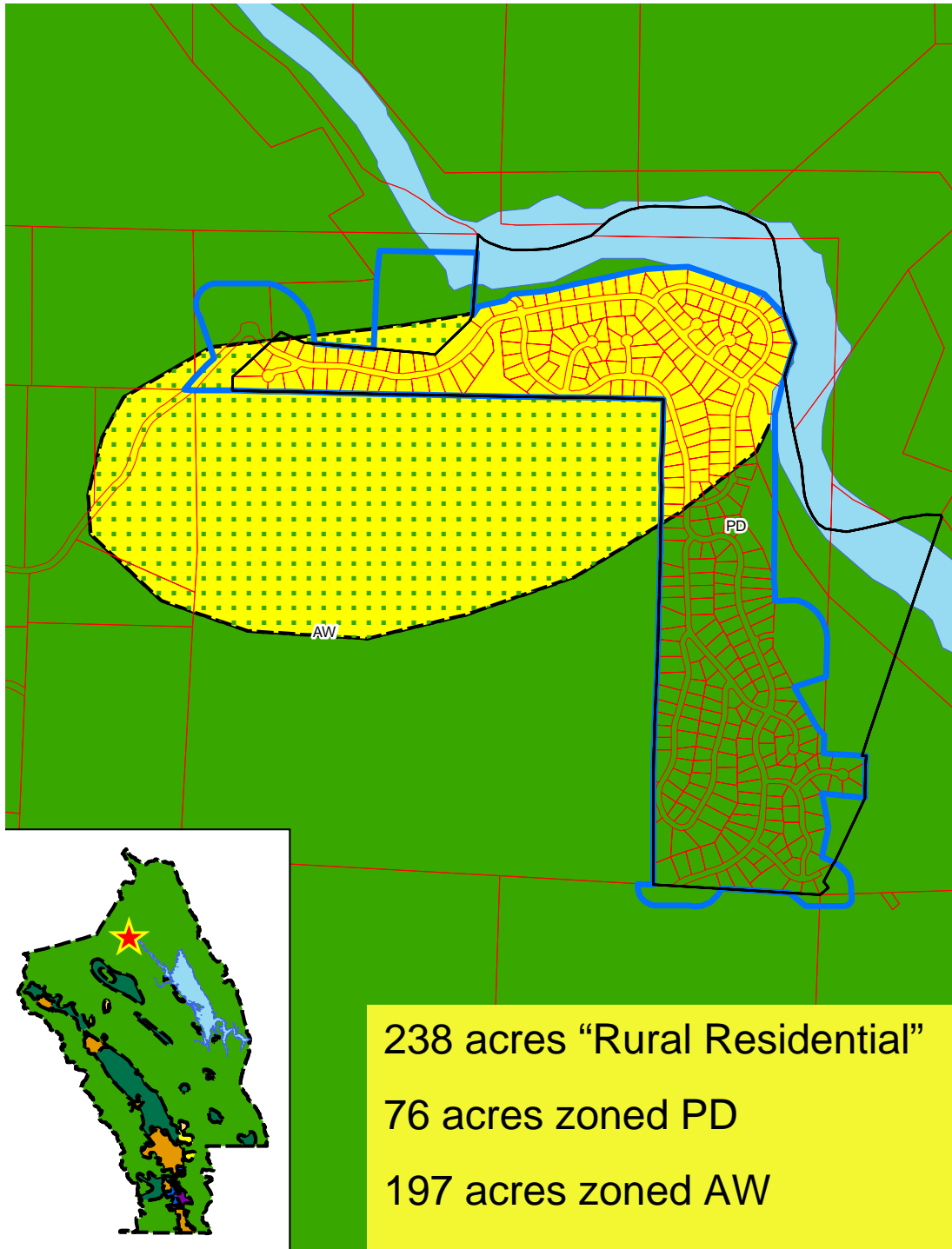
Angwin -- After

Preliminary Recommendation:
 (a) Remove agriculturally-zoned land from the Urban Residential designation & (b) re-designate RS parcels as Rural Residential.

➤ (a) would affect about 131 acres and 29 individual parcels.

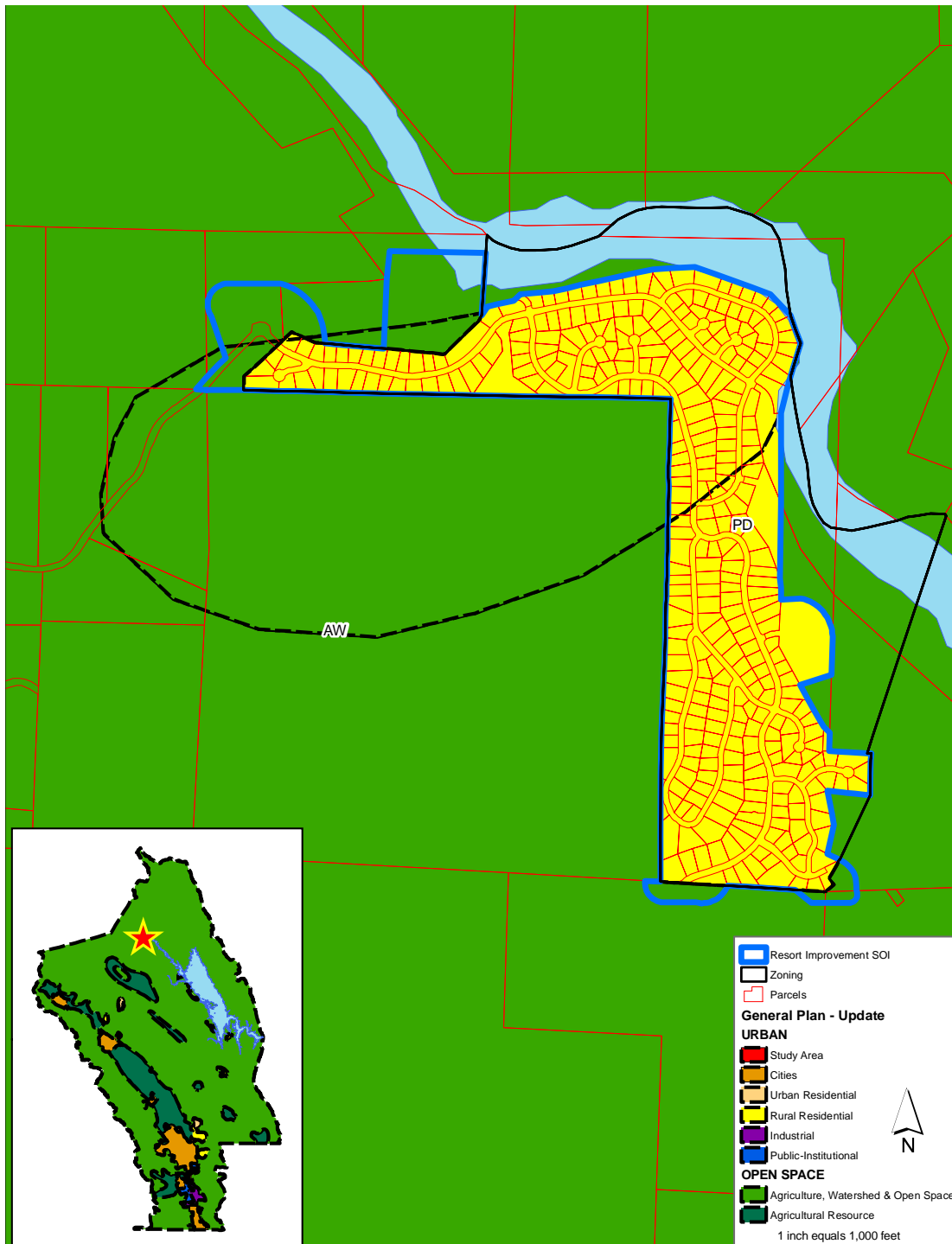
➤ (b) would affect about 61 acres and 75 individual parcels.

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



Berryessa Estates -- Before

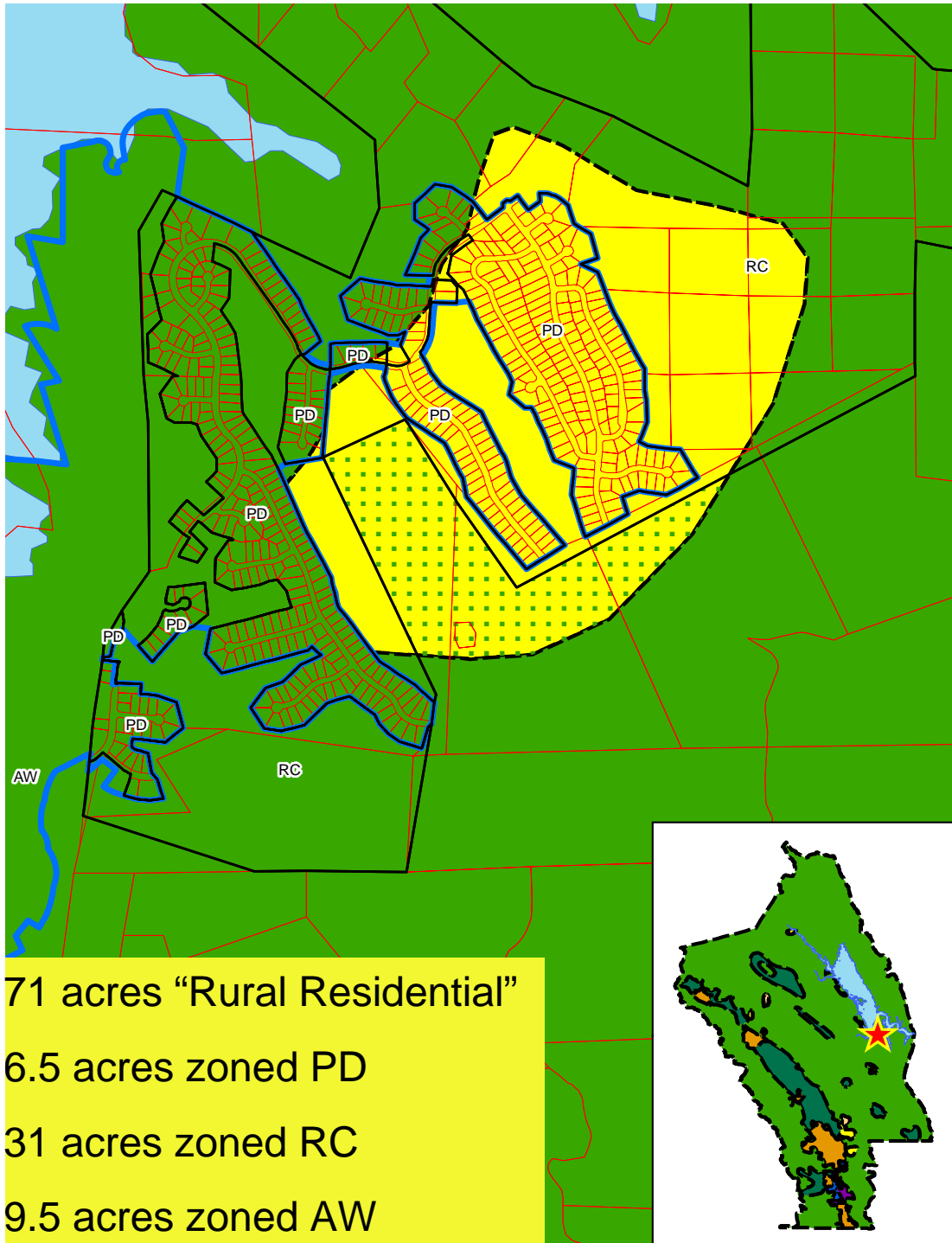
- Rural character; north of Lake Berryessa
- Not contiguous w/cities;
- No development potential except build-out of existing subdivision lots;
- Accessible by winding, two lane road thru Pope Valley
- Water and sewer services w/in subdivision provided by LBRID



Berryessa Estates -- After

Preliminary Recommendation:
 (a) Remove agriculturally-zoned land from the Rural Residential designation & (b) include subdivision w/in the NBRID SOI.

- Removing ag-zoned land (a) would affect about 197 acres and 8 individual parcels.
- Adding PD-zoned lots within the LBRID SOI (b) would affect 113 acres and 168 parcels.
- There would be no change in zoning, so there would be no change in the uses permitted or in development potential.



Berryessa Highlands -- Before

- Ridge top setting w/lake views;
- Not contiguous w/cities;
- No development potential except build-out of existing subdivision lots;
- Accessible by winding, two lane roads;
- Water and sewer services w/in subdivision provided by NBRID;

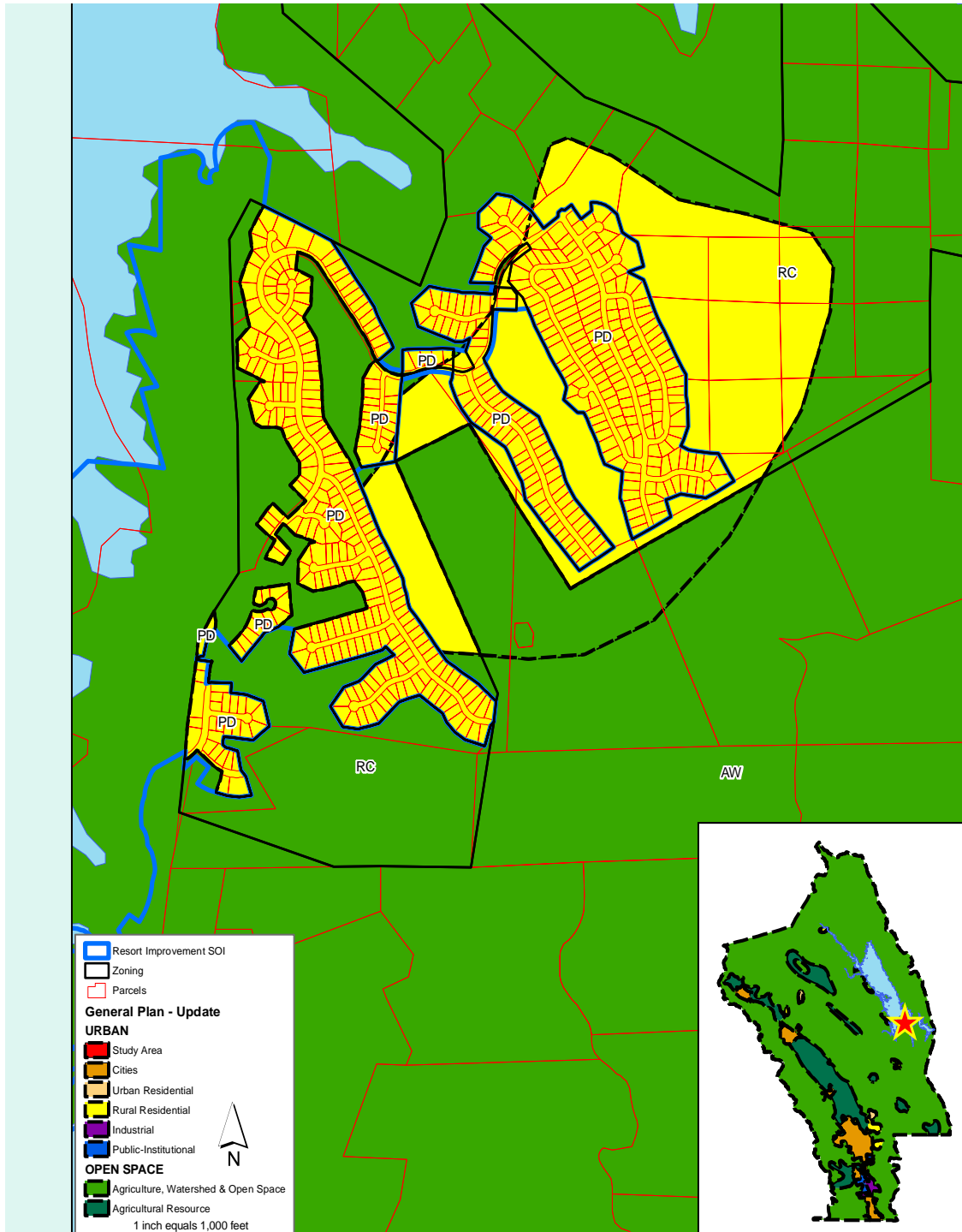
Berryessa Highlands – After

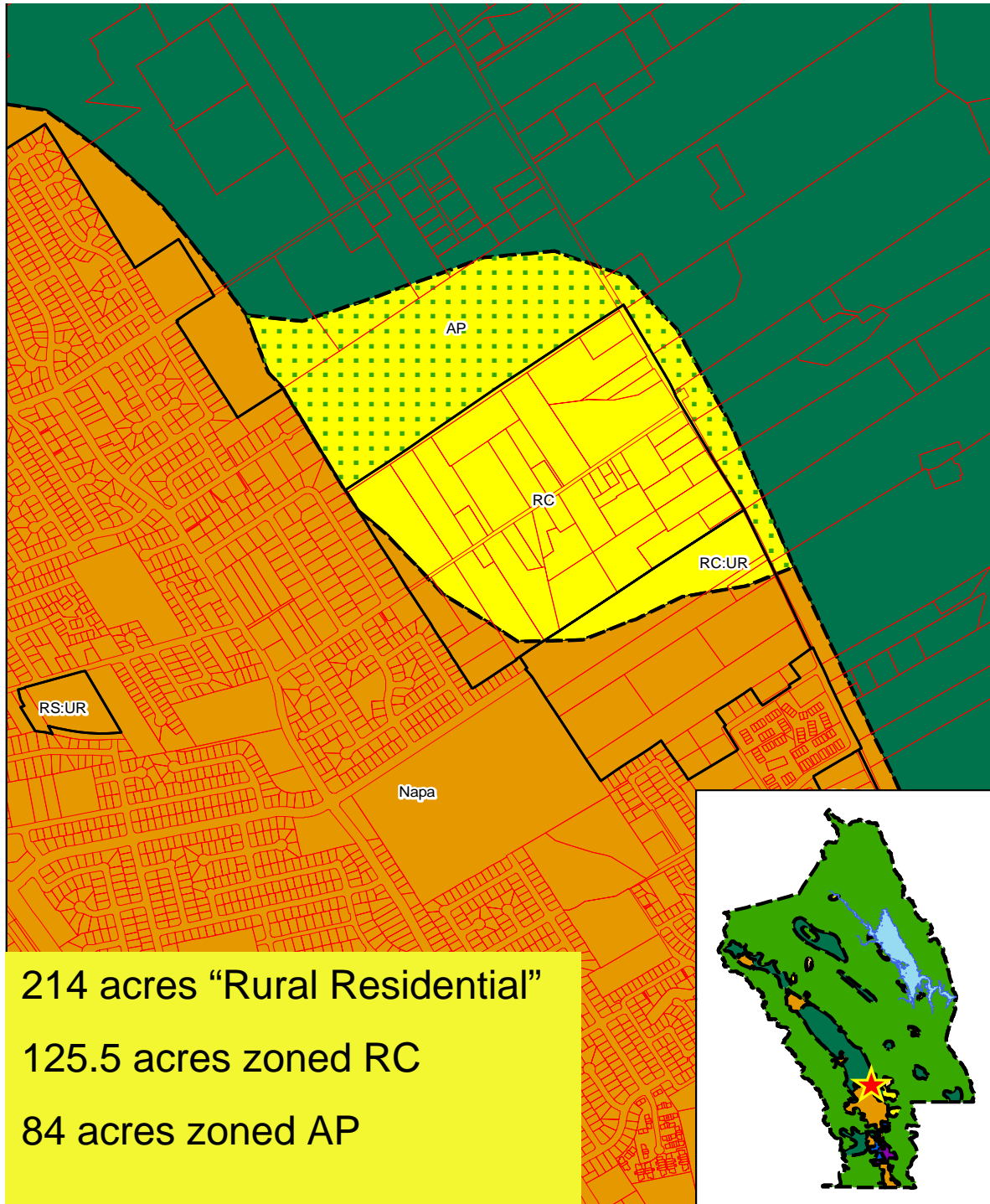
Preliminary Recommendation:
(a) Remove agriculturally-zoned land from the Rural Residential designation & (b) include subdivision w/in the LBRID SOI.

Removing ag-zoned land (a) would affect about 59.5 acres and 4 individual parcels.

Adding PD-zoned lots within the NBRID SOI (b) would affect 109 acres and 313 parcels.

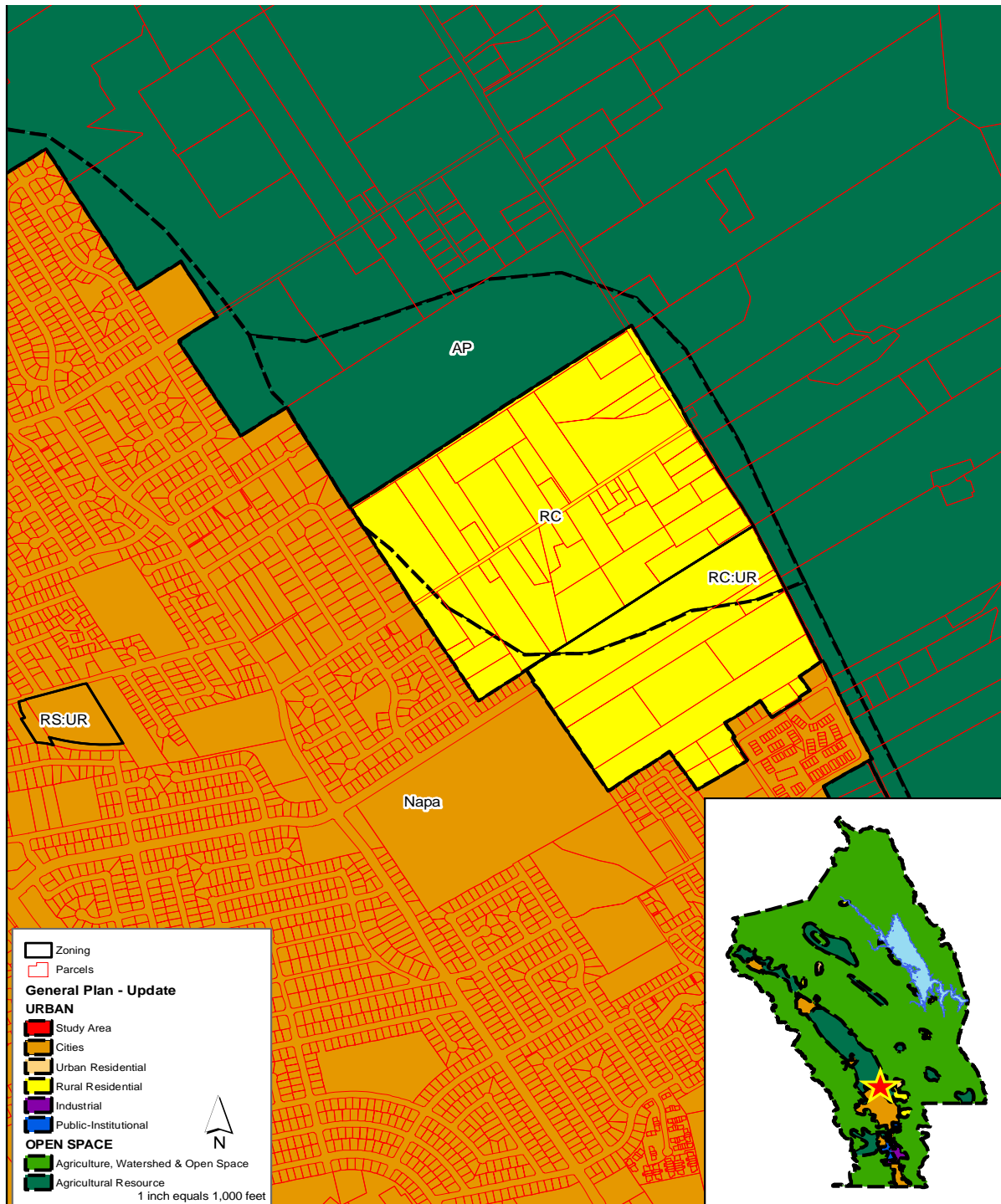
There would be no change in zoning, so there would be no change in the uses permitted or in development potential.





Big Ranch Road -- Before

- Rural character w/vineyards;
- Valley floor location;
- Contiguous w/the City of Napa;
- No development potential except build out of existing parcels;
- Accessible by two lane roads;
- No water and sewer services.

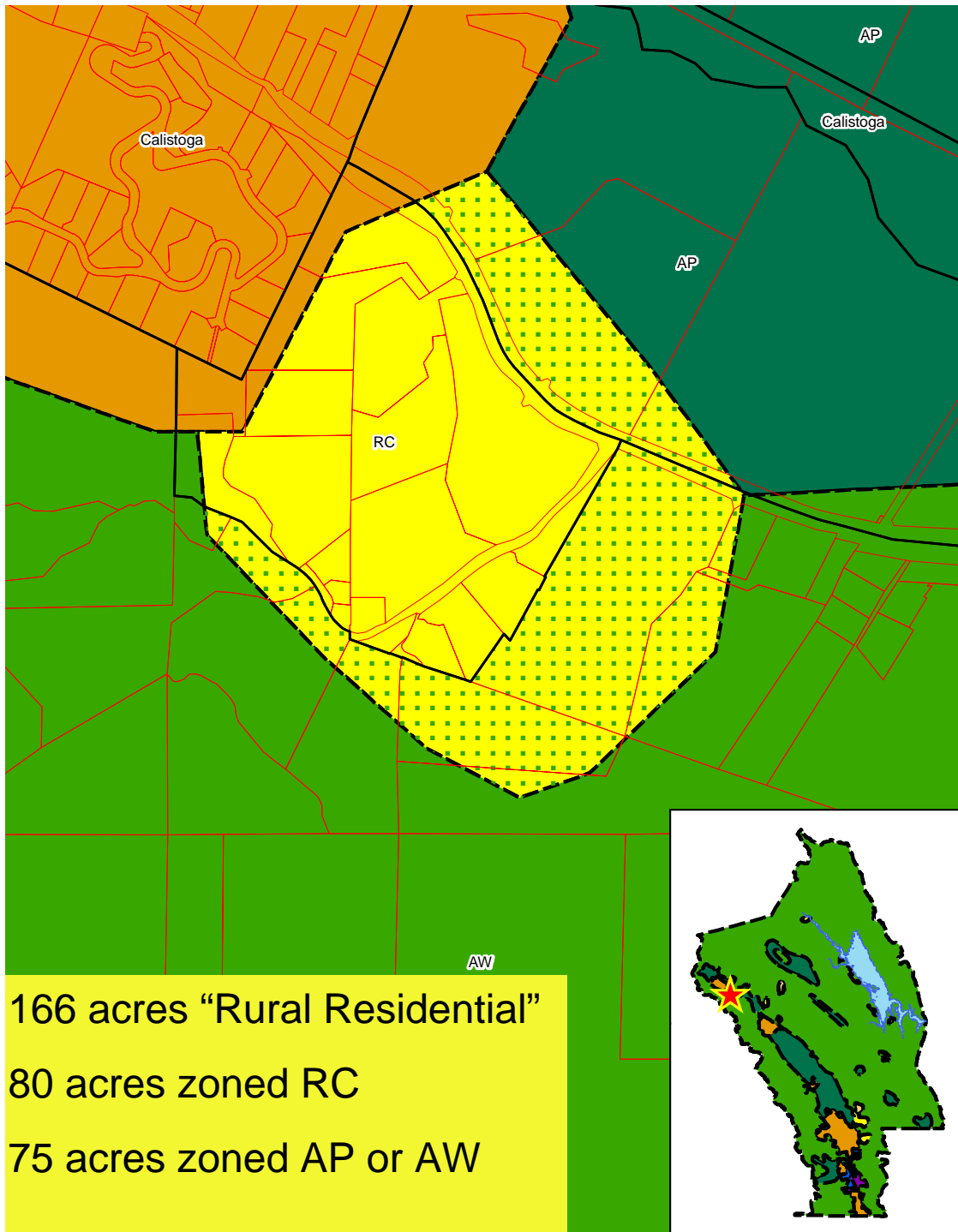


Big Ranch Road – After:
Preliminary Recommendation:
(a) Remove agriculturally-zoned land from the Rural Residential designation; and
(b) reflect the city boundaries.

➤ Removing ag-zoned land from the RR would affect about 84 acres and 14 individual parcels.

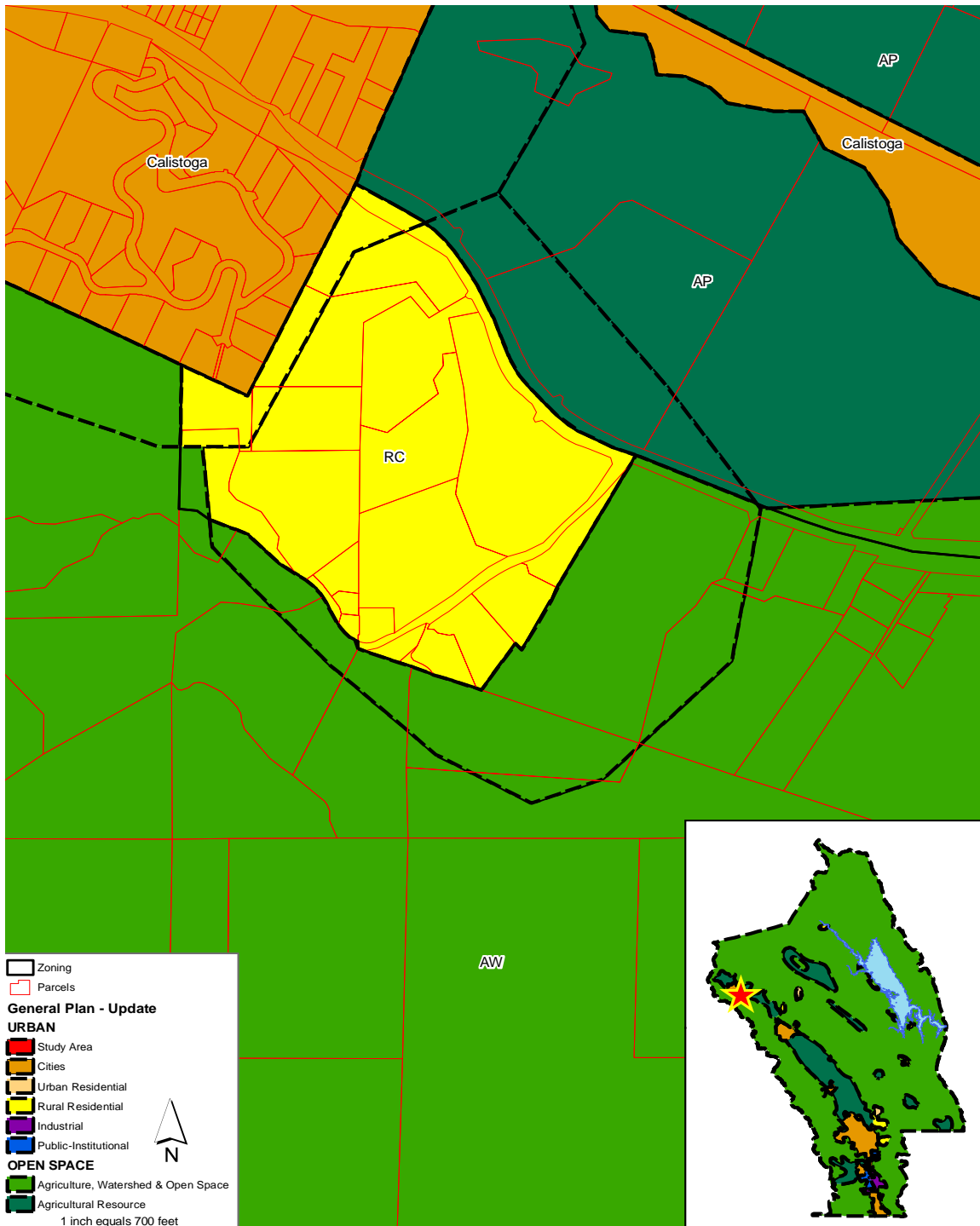
➤ Reflecting the city boundaries of Napa would affect 678 parcels, increase RR land by 115 acres & increase Ag land by 272 acres (net).

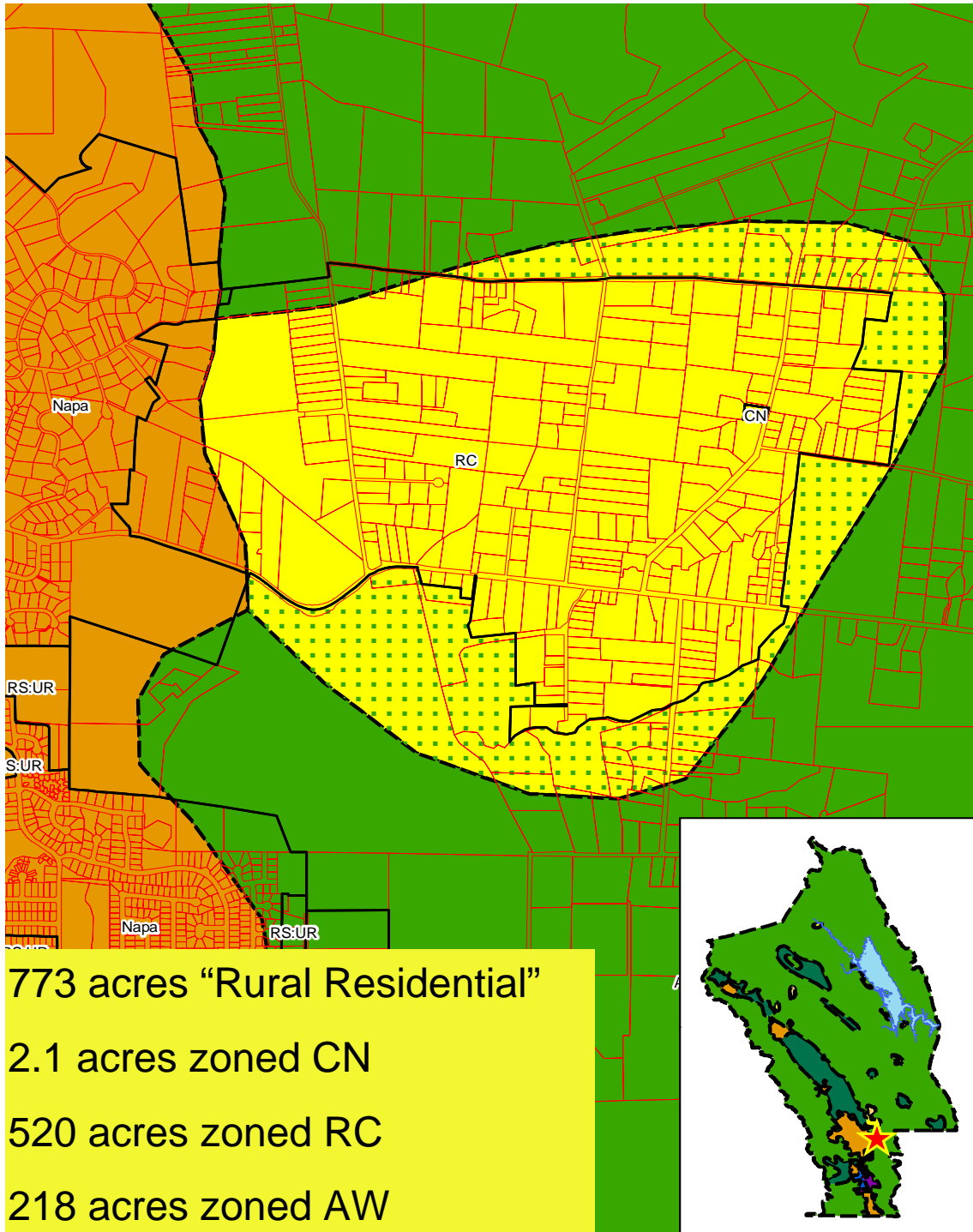
➤ There would be no change in zoning or city jurisdiction, so there would be no change in the uses permitted or in development potential.



Calistoga Vicinity -- Before

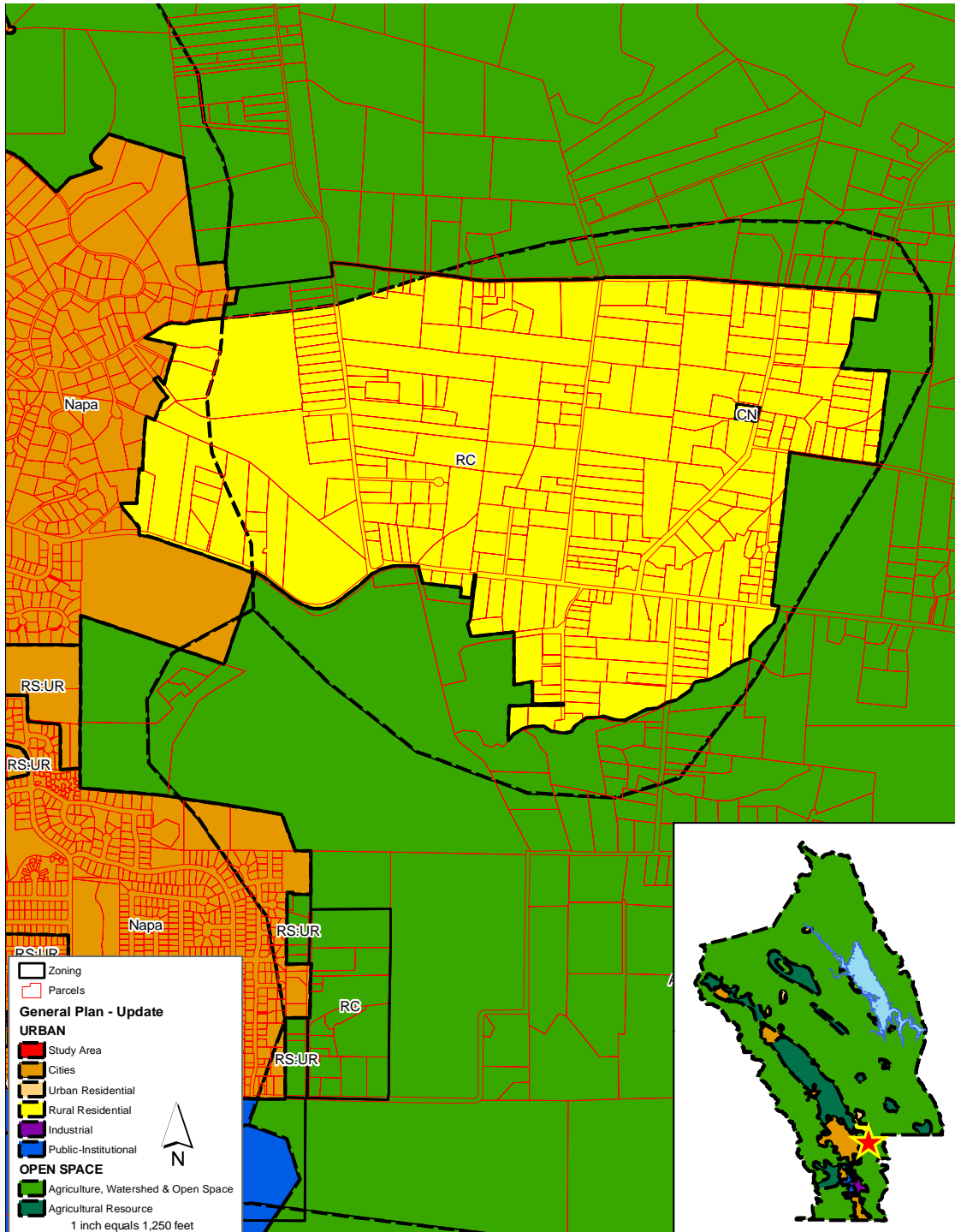
- Rural character w/forested setting;
- Valley floor adjacent;
- Contiguous w/the City of Calistoga;
- No development potential except build-out of existing parcels;
- Accessible by Highway 29;
- Water and sewer services to RC parcels provided by the City.





Coombsville – Before

- Rural character w/vineyards;
- Contiguous w/the City of Napa;
- No development potential except build-out of existing parcels;
- Accessible by two lane roads;
- No water and sewer services;
- Groundwater deficient area.



Coobsville – 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 218 acres and 59 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.