

LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

**COMPREHENSIVE STUDY OF THE CITY OF NAPA
SPHERE OF INFLUENCE REVIEW – FINAL REPORT**

JUNE 2005



LAFCO of Napa County

Daniel Schwarz, Executive Officer
Keene Simonds, Analyst
Kathy Mabry, Commission Secretary

1700 Second Street, Suite 268
Napa, California 94559
(707) 259-8645
<http://napa.lafco.ca.gov>

INTRODUCTION

On January 1, 2001, the Cortese-Knox-Hertzberg Local Government Reorganization Act became the governing law of LAFCOs. The “Cortese-Knox-Hertzberg Act” codifies the duties and powers of LAFCO with respect to the formation of new local government agencies, changes in the organization of existing agencies, and the delivery of municipal services. The Cortese-Knox-Hertzberg Act was the product of a working group created by then Assembly Speaker Robert Hertzberg to evaluate and implement, as appropriate, the recommendations of the Speaker’s Commission on Local Governance in the 21st Century (CLG). Those recommendations are found in the CLG’s report, *Growth Within Bounds*.¹ Significantly, *Growth Within Bounds* addresses the role of LAFCO and its ability to fulfill its long-standing directive from the Legislature to encourage the orderly formation of local governmental agencies, preserve agricultural lands, and discourage urban sprawl.

Among LAFCO’s principal responsibilities is the determination of a sphere of influence for each agency under its jurisdiction. California Government Code §56076 defines a sphere as “a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.” LAFCO establishes, amends, and reviews spheres to indicate to local agencies and property owners that, at some future date, a particular area will likely require the level of municipal services offered by the subject agency. It also indicates to other potential service providers which agency LAFCO believes to be best situated to offer the services in question. LAFCO is required to review each agency’s sphere every five years.

As part of the sphere of influence review process, the Commission is required to consider and make written statements with regard to four factors enumerated under California Government Code §56425(e). These factors are intended to capture the legislative intent of the sphere review process and support the planned and orderly development of each local agency. These factors are identified below.

- The present and planned land uses in the area, including agricultural and open-space lands.
- The present and probable need for public facilities and services in the area.
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

To help ensure that the Commission is well informed when making determinations with respect to adopting or reviewing spheres of influence, LAFCO is required to conduct a service review on the subject agency. The service review, which is required in anticipation or conjunction with a sphere review, is a comprehensive evaluation of the

¹ Several CLG recommendations were later codified into law with the passage of Assembly Bill 2838 (Hertzberg) in 2000.

ability of the agency to provide service within its existing jurisdiction and sphere boundaries. Notably, through its evaluation of the capabilities of an agency, the service review offers LAFCO key information to inform the policy determinations necessary to complete a sphere review.

In practical terms, spheres of influence serve to manage local government boundary lines. Only territory located within its sphere can be annexed to the affected agency. If territory is outside a sphere, a concurrent sphere amendment and annexation can be proposed, but the proposal must demonstrate that the factors for both procedures are satisfactorily addressed. In addition, if the subject territory was evaluated in the most recent sphere update, then proponents must demonstrate that the determinations made in the study – determinations that resulted in the exclusion of the subject territory from the sphere – no longer apply.

LAFCO of Napa County’s “General Policy Declarations” emphasize the Commission’s commitment to the concepts presented in the Cortese-Knox-Hertzberg Act. The General Policy Declarations note that the Legislature intended for the Commission to “guide development away from existing prime agricultural land” and to consider “urban infill within existing jurisdictions [to be] preferred.” The General Policy Declarations establish that agricultural and open-space properties will only be included in a city’s sphere of influence when it is demonstrated that development options (including infill development) within the city are limited or non-existent, and when it is evident that the potential conversion of the land to urban use will not encroach on other agricultural and open-space areas. The General Policy Declarations also state that the Commission will look to the County of Napa General Plan for agriculture and open-space designations.

Comprehensive Study of the City of Napa

In August 2004, LAFCO of Napa County initiated its *Comprehensive Study of the City of Napa*. This report represents the third and final phase of the study. The earlier phases, referred to as “Phase One” and “Phase Two,” represent the service review portion of the study. These phases included a description and evaluation of the services provided by Napa along with the development of written determinations addressing the nine service factors enumerated under California Government Code §56430, respectively. These written determinations were adopted by the Commission at its April 4, 2005 meeting (LAFCO Resolution No. 05-14).

“Phase Three” represents the sphere of influence review portion of the study. The report provides a review of Napa’s sphere with respect to its development and relationship with the planning documents of the City and County of Napa. The underlying objective of this report is to identify areas that warrant consideration for inclusion or removal from Napa’s sphere and make related recommendations. A principal planning factor in the development of study areas for this report is based on the requirement of the Cortese-Knox-Hertzberg Act that LAFCO decisions be consistent with the general plans of the affected city and county. The City General Plan contains an urban growth boundary referred to as the “Rural-Urban Limit” line (RUL). The County General Plan recognizes

the RUL through a combination of land use designations and zoning standards. This is reflected in the County's overlay zoning standard of "Urban Reserve," which is assigned to territory located within the City's RUL. This overlay specifies that no additional development be allowed for the affected territory without annexation to the City. Due to this congruency of the general plans, areas analyzed in the report for inclusion in an updated sphere are limited to only those areas that are currently outside the sphere and within Napa's RUL. Areas analyzed in the report for removal in an updated sphere are limited to only those areas that are presently outside the RUL. For those areas that are designated for urban use in both general plans – including areas outside the RUL –, significant consideration is given to existing and potential service needs (particularly water and sewer). This is consistent with the past practice of the Commission. Staff recognizes that there are a handful of areas that are of interest to the community, but outside the scope of this study. These areas are discussed generally in a February 7, 2005 supplemental report.

The preparation of this report and its recommendations are based on information collected and analyzed as part of the service review portion of the study and is incorporated by reference. Written statements addressing the four factors enumerated under California Government Code §56425 that the Commission must consider when making sphere determinations are provided as part of a separate resolution. It is anticipated that the resolution, which confirms the recommendations of this report, will be adopted by the Commission at its June 6, 2005 regular meeting.

OVERVIEW

The City of Napa was incorporated as a charter-law city in 1914. Napa is located in southern Napa County near the base of the Napa Valley. It is bisected by the Napa River and is bounded to the west by the Mayacmas Mountains and to the east by the Howell Mountains. Agricultural and open-space uses characterize unincorporated areas to the north and southwest of Napa. Unincorporated areas to the northeast and south of Napa are characterized by rural residential and industrial uses. Napa is approximately 11,493 acres in size and has a population of approximately 76,000 as of 2004.

Napa’s sphere of influence encompasses approximately 11,085 acres. The sphere includes the majority of Napa’s incorporated territory and extends outwardly to include 361 unincorporated parcels, which account for approximately 774 acres. There are also nine islands (as defined by California Government Code) within the sphere that account for 629 unincorporated parcels totaling approximately 191 acres. In all, there are 990 unincorporated parcels representing approximately 965 acres inside Napa’s sphere.

City of Napa: Unincorporated Territory Located Inside SOI*	
Unincorporated Parcels Inside SOI	Unincorporated Acres Inside SOI
990	965

* Figures are approximations calculated using information generated by LAFCO and County of Napa’s geographic information systems.

As indicated above, there are a number of incorporated parcels located outside of Napa’s sphere of influence. The majority of these parcels are located within an area known as “Stanly Ranch.” Stanly Ranch was annexed to Napa as part of two separate proposals in 1955 and 1964. The area, which currently consists of 21 parcels and approximately 930 acres, is located south of the Soscol Ridge and is partially bisected by State Highway 29. The City Council recently approved a development project for 18 of the 21 parcels, which includes the preservation of existing vineyards and open-space areas along with the development of a small number of new wineries and agricultural support facilities. Other incorporated areas located outside of the sphere include Alston Park, Jameson Canyon Water Treatment Plant, and two water storage tanks referred to as “Storage Tank A” and “Storage Tank B.” Alston Park is approximately 155 acres in size and was annexed to Napa in 1989. It is owned and operated by Napa for park and recreation uses. The remaining three areas are also owned by Napa and are used for municipal purposes.² In all, there are 25 incorporated parcels representing approximately 1,125 acres outside Napa’s sphere.

City of Napa: Incorporated Territory Located Outside SOI*	
Incorporated Parcels Outside SOI	Incorporated Acres Outside SOI
25	1,125

* Figures are approximations calculated using information generated by LAFCO and County of Napa’s geographic information systems.

² Parcels containing the Jameson Canyon Water Treatment Plant and Storage Tank B are non-contiguous to Napa and would be detached from the City if sold pursuant to California Government Code 56742(g).

BACKGROUND

Napa’s sphere of influence was established by the Commission in 1972. The original sphere encompassed approximately 13,800 acres and included all of Napa’s incorporated territory with the exception of Stanly Ranch. In addition to incorporated territory, the sphere included approximately 5,200 acres of unincorporated land, including the Napa State Hospital, the Milliken Creek-McKinley Road area, and the Silverado Country Club area. The principal planning factor used by the Commission in establishing the location of the sphere was the availability of water and sewer service – specifically with respect to accommodating urban growth. (See Attachment A)

In 1976, LAFCO adopted an updated sphere of influence for Napa. This update was initiated at the request of the Commission and followed the adoption by Napa of a new general plan and an urban growth boundary. The updated sphere included several modifications aimed at reflecting the availability of both water and sewer service along with recognizing the revised development plans of Napa as indicated by its RUL. Notable modifications to the sphere included the removal of the Milliken Creek-McKinley Road and Silverado Country Club areas – areas that had been excluded from the RUL. (See Attachment B)

There have been 18 amendments to Napa’s sphere of influence since the 1976 update. The majority of these amendments were engendered by petitioners of property owners to facilitate residential development as part of concurrent annexation proposals. Notably, in approving these amendments, the Commission determined that there were consistencies between the general plans of the City and County of Napa with respect to the planned land uses of the affected territory. Further, with few exceptions, past amendments to the sphere have been limited to proposals involving territory located within Napa’s RUL. A listing of these amendments is provided below.

City of Napa: SOI Amendments (1976 to Present)		
Proposal Name	Acreage	Date Approved
El Centro Avenue/Solomon Avenue	11	September 8, 1976
Arden Way/Lynn Drive	30	October 17, 1977
Redwood Road/Montana Drive	14	October 17, 1977
Redwood Road/Forest Drive	55	June 14, 1978
Silverado Trail/Syar Drive	16	August 9, 1978
South Napa Area	1,600	June 8, 1979
West Pine Street/Foothill Boulevard	5	January 28, 1980
Monte Vista Drive	0.4	April 13, 1981
South Napa Area – Detachment	1,350	January 13, 1982
Borrette Lane	22	May 7, 1986
Ashlar Drive/Hillside Avenue	4	November 18, 1987
Borrette Lane/Partrick Road	9	February 10, 1988
Shurtleff Avenue/Seville Drive	26	March 8, 1989
Big Ranch Road/Garfield Lane	16	July 12, 1989
Browns Valley Road/Woodlawn Drive	12.5	December 12, 1990
Borrette Lane No. 2	3	January 15, 1992
Monte Vista Drive/El Camino Drive	0.3	May 20, 1992
Old Sonoma Road/Lilienthal Avenue	6.5	December 9, 1992
Browns Valley Road/Thompson Avenue	16	September 13, 1995

ANALYSIS

The underlying objective of this report is to identify areas that warrant consideration for inclusion or removal from Napa's sphere of influence as part of a comprehensive update. In the course of identifying study areas, staff has placed an emphasis for consistency between the general plans of the City and County. This approach is consistent with the Cortese-Knox-Hertzberg Act and the Commission's own adopted policies. Consideration is also given to the availability of municipal services for each study area, which is drawn from information collected and analyzed as part of the service review.

Ten study areas have been developed for this report. Each area is generally described in terms of its location and current land uses. Other factors addressed include the land use designations of the affected territory and the consistency between the planned uses of each area as identified in the general plans of the City and County. In addition, when evident, staff has identified special circumstances involving a study area. These circumstances range from service-related issues to past policy statements by the Commission. Recommendations are offered for each area with regards to whether a sphere modification is appropriate at this time.

STUDY AREAS

As mentioned in the preceding section, staff has identified ten study areas for review in its analysis. Study areas were chosen because they represent areas where Napa's sphere of influence and its RUL are incongruent. Land use designations for each area were identified in the general plans of the City and County.³ These designations serve as key factors in the evaluation of each study area. Land use densities for each study area are also provided. Densities for the County are identified under its zoning standards with respect to minimum parcel sizes; the County does not specify maximum parcel sizes. Maximum densities for the City are identified under its land use designation, while its zoning standards provide specificity regarding minimum parcel sizes. Study areas are depicted in Attachment C.

Study Area A: Monte Vista Drive

This study area is comprised of one unincorporated parcel located near the eastern terminus of Monte Vista Drive. It is approximately two acres in size and is developed with a single-family residence. The area is designated "Cities" under the County of Napa General Plan with a zoning standard of "Residential County," which requires a minimum parcel density of 10 acres. This land use designation is consistent with the City of Napa General Plan, which designates the area as "Single Family Residential – 106" with a maximum density of two units per existing parcel. Napa has rezoned the area "Single Family Residence – 20," which requires a minimum parcel density of 20,000 square feet (0.46 acres). Napa has also assigned an overlay zoning standard to the area of "Hillside." This overlay prescribes additional standards with regard to preserving and retaining the natural aesthetics of the underlying hillside. The area is outside Napa's sphere, but within its RUL.

³ Land use designations for the County were identified from the *Land Use Element Map of the County of Napa General Plan*. This map is not parcel-specific. As a result, staff matched the map with each study area manually to identify the land use designation.

Study Area A: Monte Vista Drive	
Acre Amount:	2.0
Number of Parcels:	1
Assessor Parcel Numbers:	045-190-025 (231 Monte Vista Drive)
Current Use:	Single-Family Residential
County Land Use Designation:	Cities
• maximum density:	• none
City Land Use Designation:	Single-Family Residential - 106
• maximum density:	• 2 units per existing parcel
County Zoning Standard:	Residential Country
• minimum density:	• 10 acres per parcel
City Prezoning Standard:	Single Family Residence – 20
• minimum density:	• 20,000 square feet (0.46 acres) per parcel

The general plans for the City and County of Napa provide for the future annexation of the study area to the City for the purpose of residential development. No agricultural or open-space designated lands are included within the area. In addition, based on the service review portion of this study, essential municipal services, such as water, police protection, and fire protection, can be adequately extended to the area without impacting service to existing residents.

Recommendation for Study Area A: Monte Vista Drive
Staff recommends inclusion of the study area into Napa’s sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa’s sphere of influence would promote its planned and orderly development and provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also signal to the City, County, and property owner that any development of the area in the next five years is best served under the land use jurisdiction of the City.

Study Area B: Big Ranch Road/Trower Avenue

This study area is comprised of seven unincorporated parcels located on the western side of Big Ranch Road south of its intersection with El Centro Avenue. The area is approximately 61 acres in size and includes a mixture of single-family residences, planted acreage, and vacant or undeveloped uses. The area is designated “Cities” under the County of Napa General Plan with a combination zoning standard of “Residential County: Urban Reserve,” which requires a minimum parcel density of 10 acres.⁴ This land use designation is consistent with the City of Napa General Plan, which designates the area with a mixture of single family residential assignments that have maximum densities ranging from two to six units per acre. Napa has prezoned the area with five types of single family residence standards that require minimum parcel densities ranging from 5,000 square feet (0.11 acres) to 20,000 square feet (0.46 acres). The area is outside Napa’s sphere, but within its RUL.

⁴ It appears that a portion of the northeast boundary of the study area is designated under the County General Plan as “Rural Residential.” This designation affects APN 038-240-019 (2331 Big Ranch Road).

Study Area B: Big Ranch Road/Trower Avenue	
Acre Amount:	61.0
Number of Parcels:	7
Assessor Parcel Numbers:	038-240-019 (2331 Big Ranch Road) 038-240-007 (2319 Big Ranch Road) 038-240-006 (2321 Big Ranch Road) 038-240-016 (2285 Big Ranch Road) 038-240-005 (2275 Big Ranch Road) 038-240-015 (2295 Big Ranch Road) 038-240-014 (2305 Big Ranch Road)
Current Use:	Single-Family Residential Planted Acreage Vacant/Undeveloped
County Land Use Designation: ● maximum density	Rural Residential ● none
City Land Use Designation: ● maximum density	Single-Family Residential – 33a; 33b; 33c; 33d; and 33e ● 2 to 6 units per acre
County Zoning Standard: ● minimum density	Residential County: Urban Reserve ● 10 acres per parcel
City Prezoning Standard: ● minimum density	Single Family Residence – 20; 10; 7; and 5 ● 5,000 (.11 acres) to 20,000 sq. ft. (.46 acres) per parcel

In previous reviews by LAFCO, agricultural uses in the study area prompted the Commission to exclude it from Napa’s sphere of influence. However, over the last thirty years, commercial agricultural uses in the area have gradually given way to single-family residences and privately planted acreage. This transition was exemplified in 2003 when Pine Ridge Winery elected to pull out a commercial vineyard in the area prior to selling the affected parcel to the Napa Valley Unified School District (NVUSD) in 2004; NVSD intends to develop a school site on the parcel, however, no timeline has been established for this project.⁵ Remaining agricultural uses in the area are privately maintained and are relatively limited in scope with the notable exception of an approximately 20-acre portion of land used as growing grounds for a nursery (APN 038-240-019). None of the parcels included within the area are under Williamson Act contracts with the County of Napa.

The general plans for the City and County of Napa provide for the future annexation of the study area to the City for the purpose of residential development. The area is part of the Napa’s “Big Ranch Road Specific Plan, which was adopted in 1996 and provides specific standards relating to future land use and infrastructure development. County Ordinance 18.100.020(c) also specifies that no additional development be allowed for territory assigned a combination zoning standard of urban reserve without annexation to an incorporated city. Accordingly, additional development within the area would only be allowed upon annexation to Napa. No agricultural or open-space designated lands are included within the area. In addition, based on the service review portion of the study, essential municipal services, such as water, police protection, and fire protection, can be adequately extended to the area without impacting service to existing residents.

⁵ Based on communication between the LAFCO Executive Officer and John Glasser, NVSD Superintendent in February 2005.

Recommendation for Study Area B: Big Ranch Road/Trower Avenue

Staff recommends inclusion of the study area within Napa’s sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa’s sphere of influence would promote its planned and orderly development and provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also signal to the City, County, and property owners that any development of the area in the next five years is best served under the land use jurisdiction of the City. Although private agricultural uses persist, none of the parcels included in the area are designated agriculture or open-space by the County or City. Agricultural uses in the area currently consist of private and predominately non-commercial uses. The lack of commercial uses and the absence of agricultural-related contracts predicates that the inclusion of the area into the sphere would not encourage the premature conversion of agricultural lands to urban uses as described under California Government Code §56016.

* The recommend sphere update for the study area should be contiguous to Napa’s RUL and exclude the approximate 5-acre portion of APN 038-240-019 that lies outside the City’s adopted urban growth boundary.

Study Area C: Partrick Road

This study area is comprised of three unincorporated parcels located on the eastern side of Partrick Road near its intersection with Borrette Lane. It is approximately 1.8 acres in size and is developed with three single-family residences. The area is designated “Rural Residential” under the County of Napa General Plan with a combination zoning standard of “Residential County: Urban Reserve,” which requires a minimum parcel density of 10 acres. This land use designation is consistent with the City of Napa General Plan, which designates the area as “Single Family Residential” with a maximum density of two units per acre. Napa has prezoned the area “Single-Family Residence – 20,” which requires a minimum parcel density of 20,000 square feet (0.46 acres). Napa has also assigned an overlay zoning standard to the area of “Hillside.” This overlay prescribes additional standards with regard to preserving and retaining the natural aesthetics of the underlying hillside. The area is outside Napa’s sphere, but within its RUL.

Study Area C: Partrick Road	
Acre Amount:	1.8
Number of Parcels:	3
Assessor Parcel Numbers:	041-490-003 (1218 Partrick Road) 041-490-002 (1220 Partrick Road) 041-490-001 (1224 Partrick Road)
Current Use:	Single-Family Residential
County Land Use Designation: ● maximum density:	Rural Residential ● none
City Land Use Designation: ● maximum density:	Single-Family Residential – 40 ● 2 units per acre
County Zoning Standard: ● minimum density:	Residential County: Urban Reserve ● 10 acres per parcel
City Prezoning Standard: ● minimum density:	Single Family Residence – 20 ● 20,000 square feet (0.46 acres) per parcel

In 1988, the study area was proposed for inclusion into Napa's sphere of influence as part of the *Borrette Lane/Partrick Road Sphere Amendment* proposal. The proposal was petitioned by a neighboring property owner to facilitate a subdivision as part of a concurrent annexation request. The proposal, which initially consisted of one parcel, was expanded by the Executive Officer to include the three parcels included in the study area along with a fifth neighboring parcel. However, all four parcels added by the Executive Officer were removed from the proposal prior to its approval by the Commission.⁶

The general plans for the County and City of Napa provide for the future annexation of the study area to the City for the purpose of residential development. County Ordinance 18.100.020(c) also specifies that no additional development be allowed for territory assigned a combination zoning standard of urban reserve without annexation to an incorporated city. Accordingly, additional development within the area would only be allowed upon annexation to Napa. No agricultural or open-space designated lands are included within the area. Water service to all three parcels is currently provided by Napa.⁷ In addition, based on the service review portion of this study, other essential municipal services, such police and fire protection, can be adequately extended to the area without impacting service to existing residents.

Recommendation for Study Area C: Partrick Road

Staff recommends inclusion of the study area within Napa's sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa's sphere of influence would promote its planned and orderly development and provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also recognize the current delivery of a municipal service to the area and signal to the City, County, and property owner that any development of the area in the next five years is best served under the land use jurisdiction of the City.

Study Area D: Hilltop Drive

This study area is comprised of five unincorporated parcels located at the western terminus of Hilltop Drive near its intersection with Devita Drive. It is approximately 6.2 acres in size and includes four single-family residences and one vacant parcel. The area is designated "Cities" under the County of Napa General Plan with a combination zoning standard of "Residential Single: Urban Reserve," which requires a minimum parcel density of 8,000 square feet (0.18 acres). This land use designation is consistent with the City of Napa General Plan, which designates the area as single-family residential with a maximum density ranging from four to seven units per acre. Napa has prezoned the area with a mixture of single-family residence standards that require minimum parcel densities ranging from 5,000 square feet (0.11 acres) to 40,000 square feet (0.92 acres). One of the affected parcels (043-020-001) is also assigned an overlay zoning standard of "Hillside." This overlay prescribes additional standards with regard to preserving and retaining the

⁶ The fourth parcel was later added to Napa's sphere in 1992 as part of the *Borrette Lane No. 2 Sphere Amendment* proposal.

⁷ None of the three parcels included in the study area receive sewer service from the Napa Sanitation District.

natural aesthetics of the underlying hillside. The area is outside Napa’s sphere, but within its RUL.

Study Area D: Hilltop Drive	
Acre Amount:	6.2
Number of Parcels:	5
Assessor Parcel Numbers:	043-020-005 (3009 Devita Drive) 043-020-003 (2998 Hilltop Drive) 043-020-008 (2991 Hilltop Drive) 043-020-001 (3000 Hilltop Drive) 043-020-004
Current Use:	Single-Family Residential Vacant/Undeveloped
County Land Use Designation: ● maximum density	Cities ● none
City Land Use Designation: ● maximum density	Single-Family Residential – 117; and 119 ● 4 to 7 units per acre
County Zoning Standard: ● minimum density	Residential Single: Urban Reserve ● 8,000 square feet (0.18 acres) per parcel
City Prezoning Standard: ● minimum density	Single Family Residential – 40; 7; and 5 ● 5,000 (0.11 acres) to 40,000 (0.92 acres) sq. ft. per parcel

The general plans for the County and City of Napa provide for the future annexation of the study area to the City for the purpose of residential development. County Ordinance 18.100.020(c) also specifies that no additional development be allowed for territory assigned a combination zoning standard of urban reserve without annexation to an incorporated city. Accordingly, additional development within the area would only be allowed upon annexation to Napa. No agricultural or open-space designated lands are included within the area. Water service to two of the five parcels is currently provided by Napa.⁸ Water service can also be extended to the other three parcels without impact to existing customers based on information collected as part of LAFCO’s *Comprehensive Water Service Study*. In addition, based on the service review portion of this study, other essential municipal services, such as police and fire protection, can be adequately extended to the area without impacting service to existing residents.

Recommendation for Study Area D: Hilltop Drive
Staff recommends inclusion of the study area into Napa’s sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa’s sphere of influence would promote its planned and orderly development and provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also recognize the current delivery of municipal services to the area and signal to the City, County, and property owner that any development of the area in the next five years is best served under the land use jurisdiction of the City.

⁸ Four of the five parcels included in the study area receive sewer service from the Napa Sanitation District.

Study Area E: Foster Road/Golden Gate Drive

This study area is comprised of six unincorporated parcels located between Foster Road and Golden Gate Drive south of West Imola Avenue. It is approximately 143 acres in size and includes single-family residences, grazing fields, auxiliary animal facilities, and vacant or undeveloped uses. The area is designated “Cities” under the County of Napa General Plan and is divided by two combination zoning standards: “Residential Single: Urban Reserve” and “Agricultural Watershed: Urban Reserve.” These standards require minimum parcel densities of 8,000 square feet (0.18 acres) and 160 acres, respectively. The County’s land use designation is consistent with the City of Napa General Plan, which assigns three land use designations for the area: “Single-Family Infill – 130,” “Multi-Family Residential – 129,” and “Corporate Park – 671.” The two residential designations provide a maximum density of eight (single-family infill) and twenty (multi-family) units per acre, while the corporate designation allows for a maximum floor area ratio of 0.25 of the total gross square feet. Napa has prezoned the area “Master Plan.” This denotes that the City must approve a master plan or specific plan detailing land use and infrastructure standards prior to approving any development projects. Minimum parcel densities associated with the pre zoning for the area are three (single-family) and fifteen (multi-family) units per acre. Napa has assigned all but one of the six parcels at least one overlay zoning standard. Overlays assigned to the area include “Floodplain,” “Hillside,” and “Affordable Housing,” which prescribe additional standards with regard to existing and future development. The area is outside Napa’s sphere, but in its RUL.

Study Area E: Foster Road/Golden Gate Drive	
Acre Amount:	143
Number of Parcels:	6
Assessor Parcel Numbers:	043-062-006 (1200 Foster Road) 043-062-005 (1248 Foster Road) 043-062-008 (1298 Foster Road) 043-102-016 (2005 Golden Gate Drive) 043-102-001 (2003 Golden Gate Drive) 043-102-015
Current Use:	Single-Family Residential Grazing Fields Animal Auxiliary Facilities Vacant and Undeveloped
County Land Use Designation: ● maximum density	Cities ● none
City Land Use Designation: ● maximum density	Single-Family Infill - 130 ● 8 units per acre Multi-Family Residential - 129 ● 20 units per acre Corporate Park - 671 ● 0.25 floor area ratio of total gross sq. ft. per unit
County Zoning Standard: ● minimum density	Residential Single: Urban Reserve ● 8,000 square feet (0.18 acres) per parcel Agricultural Watershed: Urban Reserve ● 160 acres per parcel
City Prezoning Standard: ● minimum density	Master Plan ● 3 units per acre (single-family residential) ● 15 units per acre (multi-family residential)

The general plans for the County and City of Napa provide for the future annexation of the study area to the City for the purpose of urban development. County Ordinance 18.100.020(c) also specifies that no additional development be allowed for territory assigned a combination zoning standard of urban reserve without annexation to an incorporated city. Accordingly, additional development within the area would only be allowed upon annexation to Napa. No agricultural or open-space designated lands are included within the area. Water service to one of the six parcels is currently provided by Napa.⁹ Water service can also be extended to the other five parcels without impact to existing customers based on information collected as part of LAFCO’s *Comprehensive Water Service Study*. In addition, based on the service review portion of this study, other essential municipal services, such police and fire protection, can be adequately extended to the area without impacting service to existing residents.

Recommendation for Study Area E: Foster Road/Golden Gate Drive
Staff recommends inclusion of the study area into Napa’s sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa’s sphere of influence would promote its planned and orderly development and provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also recognize the current delivery of a municipal service to the area and signal to the City, County, and property owner that any development of the area in the next five years is best served under the land use jurisdiction of the City.

* Upon inclusion into Napa’s sphere of influence, future annexations to the area will be subject to California Government Code §56744, which prohibits the Commission from approving an annexation that would result in an “island.”

Study Area F: Stanly Ranch

This study area is comprised of 21 incorporated parcels and is located south of the Soscol Ridge and is partially bisected by State Highway 29. It is approximately 931 acres in size and is predominately comprised of vineyards and open-space uses. The majority of land in the area is designated under the City of Napa General Plan as “Resource Area - 210” with a maximum density of one unit per existing parcel or one unit per 20 acres by use permit.¹⁰ This area is zoned “Agriculture Resource.” The remaining portion of the area not designated Resource Area consists of a 2.6 acre parcel designated “Public Serving – 922,” which requires a maximum floor area ratio of 0.4 of the total gross square feet. The parcel is adjacent to Golden Gate Drive and is zoned “Park/Open Space.” Neither zoning standard in the area requires a minimum density. The majority of the area is assigned an overlay zoning standard of “Floodplain.” This overlay prescribes additional standards to help ensure that development is adequately protected from flooding. The area is located within Napa’s RUL, but outside its sphere of influence.

⁹ None of the six parcels included in the study area receive sewer service from the Napa Sanitation District.

¹⁰ As incorporated territory, the Stanly Ranch area is designated under the County of Napa General Plan as “Cities.”

Study Area F: Stanly Ranch	
Acre Amount:	931
Number of Parcels:	21
Assessor Parcel Numbers:	047-230-047 (1000 Stanly Lane) 047-230-048 (1100 Stanly Lane) 047-230-049 (1201 Stanly Lane) 047-240-023 (500 Home Hill Road) 047-240-024 (1701 Stanly Lane) 047-230-052 (200 Stanly Crossroad) 047-240-018 (101 Home Hill Road) 047-240-017 (301 Home Hill Road) 047-240-020 (200 Home Hill Road) 047-240-021 (300 Home Hill Road) 047-240-022 (400 Home Hill Road) 047-230-051 (100 Stanly Crossroad) 047-230-050 (1301 Stanly Lane) 047-240-019 (100 Home Hill Road) 047-240-027 (1451 Stanly Lane) 047-240-028 (1401 Stanly Lane) 047-240-026 (1501 Stanly Lane) 047-240-025 (1601 Stanly Lane) 047-230-038 047-230-044 047-230-043
Current Use:	Agriculture Agriculture Support Facilities Vacant or Undeveloped
County Land Use Designation: ● maximum density:	Cities ● none
City Land Use Designation: ● maximum density:	Resource Area – 210 ● 1 unit per existing parcel or 1 unit per 20 acres upon use permit Public Serving – 922 ● 0.4 floor area ratio of total gross sq. ft. per unit
County Zoning Standard: ● minimum density	None ● none
City Zoning Standard: ● minimum density	Agricultural Resource ● none Park/Open Space ● none

The study area was annexed to Napa as part of two separate proposals in 1955 and 1964. The area was excluded from Napa’s sphere of influence during previous LAFCO reviews due to its agricultural land use designation under the County of Napa General Plan and the lack of available sewer service.¹¹ In 1976, as part of the last comprehensive review, LAFCO commented that the development of the area prior to the annexation and development of land within Napa’s existing sphere was premature and represented urban sprawl. At the time of review, the area was connected to Napa through a “cherry stem,” which represented present-day Golden Gate Drive. The cherry stem was approximately one mile in length and represented the distance between the area and the developed portion of Napa.

¹¹ The County General Plan was updated in 1983. The land use designation for the area is now “Cities.”

Agricultural and open-space uses in the study area have remained largely intact since its annexation despite having been originally designated for residential use by Napa. In 1999, after a lengthy review that included the preparation of a specific plan, Napa denied a residential/resort development project for the area that would have resulted in the creation of 540 residential units and an 18-hole golf course. In 2003, Napa re-designated the area Resource Area. This designation is used by Napa to identify areas within its RUL that require special standards with respect to protecting natural resources and habitat. The decision to re-designate the area coincided with the City Council approving the “Stanly Ranch Vineyards Subdivision.” This subdivision resulted in the creation of 18 parcels encompassing over 700 acres for the purpose of preserving existing vineyards and open-space areas along with developing a small number of new wineries and agricultural support facilities. The remaining 200 plus acres that comprise the study area are owned by the State of California and are used for wildlife and habitat preservation.

Recommendation for Study Area F: Stanly Ranch

Staff recommends inclusion of the study area into Napa’s sphere of influence as part of this comprehensive update.

Inclusion of the study area into Napa’s sphere of influence would provide for greater consistency between the planning policies of the City, County, and LAFCO. Inclusion would also serve to acknowledge to the City and County that development of the area under the City’s land use authority is appropriate at this time. Further, previous concerns cited by LAFCO resulting in the area’s exclusion from the sphere have been moderated through changes in surrounding development and the ability of local agencies to efficiently extend municipal services without impact to existing customers. This includes the annexation and development of the nearby Napa Valley Corporate Park and the present-day practice of local agencies to pass costs relating to the extension of municipal services, such as sewer, to property owners as part of a buy-in charge. In addition, the area is no longer designated for agricultural use under the County of Napa General Plan – current designation is “Cities.”

It is important to note that the moderations identified above may not fully resolve the question of whether the development of the study area represents urban sprawl as previously suggested by LAFCO. This consideration is drawn from California Government Code, which charges LAFCO with preventing urban sprawl (§56001). If it is the determination of this Commission that development of the area under Napa’s land use authority represents urban sprawl, the Commission should exclude it from the sphere and direct staff to prepare a written policy formalizing this statement. If pursued, this policy should be paired with a written statement by the Commission addressing service-related sprawl, which relates to the availability of services by special districts that promote the inefficient and disordered development of their jurisdictions.

Study Area G: Silverado Trail

This study area is comprised of four unincorporated parcels located on the western side of Silverado Trail near its intersection with Hagen Road. It is approximately 19.1 acres in size and includes single-family residences, planted acreage, and vacant or undeveloped uses. The area is designated “Agricultural Resource” under the County of Napa General Plan with a zoning standard of “Agricultural Preserve,” which requires a minimum parcel density of 40 acres. This land use designation is consistent with the City of Napa General Plan, which designates the area as “Greenbelt.” This designation is assigned to all territory located immediately outside Napa’s RUL and is intended to provide a buffer between urban and non-urban development around the City. The area is within Napa’s sphere of influence, but outside its RUL.

Study Area G: Silverado Trail	
Acre Amount:	19.1
Number of Parcels:	4
Assessor Parcel Numbers:	052-010-005 (1945 Silverado Trail) 052-010-016 (1953 Silverado Trail) 052-010-003 (1971 Silverado Trail) 052-010-017
Current Use:	Single Family Residential Planted Acreage Vacant or Undeveloped
County Land Use Designation: ● maximum density:	Agricultural Resource ● none
City Land Use Designation: ● maximum density:	Greenbelt ● none
County Zoning Standard: ● minimum density:	Agricultural Preserve ● 40 acres per parcel
City Prezoning Standard: ● minimum density:	None ● none

It appears that the study area was added to Napa’s sphere of influence in 1973 in conjunction with the “Longwood Ranch” annexation proposal. Annexation of the Longwood Ranch was approved by LAFCO and was intended to facilitate the subdivision of a 100-acre parcel located north of the study area near the intersection of Trancas Street and Monticello Road. However, LAFCO later detached a portion of the territory after being petitioned by the City as a result of a voter referendum on the annexation. Water service is currently provided to one of the four parcels included in the area.¹²

Recommendation for Study Area G: Silverado Trail
Staff recommends the removal of the study area from Napa’s sphere of influence as part of this comprehensive update.

Removal of the study area from Napa’s sphere of influence would provide for greater consistency between the planning policies of the City, County, and LAFCO. Removal would also be consistent with the directive of the Cortese-Knox-Hertzberg Act and the Commission’s own adopted polices to direct urban development away from designated agricultural lands.

¹² None of the four parcels included in the area receive sewer service from the Napa Sanitation District.

It is important to note that the one of the four parcels located within the study area receives water service from Napa. In addition, the entire area is located within the sphere of influence of the Napa Sanitation District. It has been the practice of the Commission to emphasize the availability of water and sewer service in determining the location of the sphere. However, staff recommends that greater deference be assigned to its agricultural land use designation under the County General Plan.

* Staff recommends that the sphere be amended to retain the inclusion of Silverado Trail in order to provide connectivity to APN 039-270-013, which is an incorporated parcel within the RUL north of the subject area.

Study Area H: Napa State Hospital

This study area is comprised of four unincorporated parcels located on the eastern side of the Napa Vallejo Highway near its intersection with Imola Avenue. It is approximately 400 acres in size and includes the Napa State Hospital along with a portion of an approximate 100-acre vacant parcel owned by Syar Industries. The area is designated “Public Institutional” under the County of Napa General Plan and is divided between two zoning standards: “Planned Development” and “Agricultural Watershed.”^{13 14} There are no minimum densities for parcels zoned Planned Development. Parcels that are zoned Agricultural Watershed require minimum parcel densities of 160 acres. The City of Napa General Plan designates the area as “Greenbelt.” This designation is assigned to unincorporated territory located outside the RUL and is intended to provide a buffer between urban and non-urban development around Napa. The area is within Napa’s sphere of influence, but outside its RUL.

Study Area H: Napa State Hospital	
Acre Amount:	400
Number of Parcels:	4
Assessor Parcel Numbers:	046-450-020 (2100 Napa Vallejo Highway) 046-450-040 046-450-044 046-450-043
Current Use:	Napa State Hospital Vacant or Undeveloped Uses
County Land Use Designation: ● maximum density:	Public Institutional ● none
City Land Use Designation: ● maximum density:	Greenbelt ● none
County Zoning Standard: ● minimum density:	Planned Development ● none Agricultural Watershed ● 160 acres per parcel
City Prezoning Standard: ● minimum density:	None ● none

¹³ The eastern portion of the study area is assigned an overlay designation by the County of “Mineral Resource.” The intent of the overlay is to recognize areas within Napa County that have been the site of mineral extraction operations.

¹⁴ Only a small portion of the subject area is zoned Agricultural Watershed. It appears that this standard, which is non-parcel-specific, is based on the topography of the area.

The study area has been in Napa’s sphere of influence since the inception of the sphere in the 1972. Napa considered inclusion of the area into its RUL as part of its 1998 general plan update process. However, the area was excluded as part of a determination by Napa not to expand the RUL in any location. No agricultural or open-space designated lands are included within the area. Water service is provided to the Napa State Hospital by Napa.¹⁵

Recommendation for Study Area H: Napa State Hospital

Staff recommends that the study area be retained inside Napa’s sphere of influence as part of this comprehensive update.

The study area is designated for an urban-type of development under the County of Napa General Plan and a portion of the area currently receives water and sewer service from Napa and the Napa Sanitation District. Retaining the study area in Napa’s sphere would recognize the current delivery of municipal services to the area. This is consistent with the past practice of the Commission to emphasize the availability of water and sewer service in determining the location of the sphere. It would also signal to the City and County that any development of the area – in the event of a change in property ownership – in the next five years is best served under the land use jurisdiction of the City.

* Retaining the existing sphere of influence would keep a non parcel-specific boundary for the study area. The existing sphere is contiguous with the County of Napa’s “Industrial” land use designation for the area. As a result, the sphere line intersects a portion of APN 046-450-043.

Study Area I: Syar/Basalt Road

This study area is comprised of three unincorporated parcels along with a portion of a fourth unincorporated parcel located on the western side of the Napa Vallejo Highway near its intersection with Basalt Road.¹⁶ It is approximately 57 acres in size and is predominately comprised of industrial uses. The area is designated “Industrial” under the County of Napa General Plan with a combination zoning standard of “Industrial: Airport Compatibility,” which requires a minimum parcel density of 20,000 square feet (0.46 acres). The City of Napa General Plan designates the area as “Greenbelt.” This designation is assigned to unincorporated territory located outside the RUL and is intended to provide a buffer between urban and non-urban development around Napa. The area is within Napa’s sphere of influence, but outside its RUL.

¹⁵ Sewer service is provided to the Napa State Hospital by the Napa Sanitation District.

¹⁶ The fourth unincorporated parcel (046-450-018) is owned by Napa and is part of Kennedy Park. The affected portion is approximately 0.75 acre s in size and is in Napa’s sphere, but outside its RUL. This anomaly appears to be the result of a mapping error, which did not accurately identify that the affected portion is incorporated.

Study Area I: Syar/Basalt Road	
Acre Amount:	57
Number of Parcels:	4
Assessor Parcel Numbers:	046-370-002 (2301 Napa Vallejo Hwy) 046-370-003 (1060 Kaiser Road) 046-370-001 046-450-018
Current Use:	Industrial Vacant/Undeveloped
County Land Use Designation: ● maximum density:	Industrial ● none
City Land Use Designation: ● maximum density:	Greenbelt ● none
County Zoning Standard: ● minimum density:	Industrial: Airport Compatibility ● 20,000 square feet (.046 acres) per parcel
City Prezoning Standard: ● minimum density:	None ● none

The study area has been in Napa’s sphere of influence since the establishment of the sphere in 1972. Since that time, none of the affected property owners have sought annexation to Napa. Further, based on recent communication with staff, none of the affected property owners appear interested in petitioning for annexation within the foreseeable future. No agricultural or open-space designated lands are included within the area. Water service to one of the four parcels is provided by Napa.¹⁷

Recommendation for Study Area I: Syar/Basalt Road
Staff recommends that the study area be retained inside Napa’s sphere of influence as part of a comprehensive update.

The study area is designated for an urban-type of development under the County of General Plan and a portion of the area currently receives water and sewer service from Napa and the Napa Sanitation District. In 2003, the City and County of Napa entered into an agreement that, among other things, called for greater cooperation between both agencies with respect to coordinating their respective land use policies. This agreement was reached in anticipation of the County initiating a general plan update, which is scheduled to begin in 2005. As part of the update process, it is expected that the study area will be one of several specific sites designated for discussions between the City and County. Retaining the study area in Napa’s sphere would recognize the current delivery of municipal services to the area, which is consistent with the past practice of the Commission to emphasize the availability of water and sewer service in determining the location of the sphere, and would allow the City and County to examine joint land use objectives regarding its future development. It would also signal LAFCO’s desire that the two agencies address the question of the land use jurisdiction ultimately anticipated for this area. This joint examination by the City and County will provide additional information to assist the Commission in making an informed decision with regard to designating the appropriate land use authority for the study area.

¹⁷ One of the five parcels included in the study area receives sewer service from the Napa Sanitation District. A second parcel is also located within the jurisdictional boundary of the Napa Sanitation District, but does not receive sewer service.

* Staff has identified a boundary line discrepancy involving APN 046-450-018, which is owned by Napa and is the site of Kennedy Park. All but 0.75 acres of the 171-acre parcel is located within the City and the RUL. The remaining portion, which is unincorporated and outside the RUL, is located within Napa’s sphere of influence. Staff recommends that this portion remain in Napa’s sphere. Staff also recommends that the Commission convey its desire to the City of Napa that it revisit its RUL designation for the purpose of including the affected portion.

Study Area J: Napa Pipe Storage Yard

This study area is comprised of a portion of one unincorporated parcel located on the eastern side of Kaiser Road near its intersection with Stanly Lane. The affected portion is approximately 20 acres in size and is currently used as an industrial storage yard. The area is designated “Industrial” under the County of Napa General Plan with a combination zoning standard of “Industrial: Airport Compatibility,” which requires a minimum parcel density of 20,000 square feet (0.46 acres). The City of Napa General Plan designates the area as “Greenbelt.” This designation is assigned to unincorporated territory located outside the RUL and is intended to provide a buffer between urban and non-urban development around Napa. The area is within Napa’s sphere of influence, but outside its RUL.

Study Area J: Napa Pipe Storage Yard	
Acre Amount:	20
Number of Parcels:	1
Assessor Parcel Number:	046-412-005 (1025 Kaiser Road)
Current Use:	Industrial Storage
County Land Use Designation:	Industrial
• maximum density:	• none
City Land Use Designation:	Greenbelt
• maximum density:	• none
County Zoning Standard:	Industrial: Airport Compatibility
• minimum density:	• 20,000 square feet (.046 acres) per parcel
City Prezoning Standard:	None
• minimum density:	• none

The study area was added to Napa’s sphere of influence as part of the *South Napa Area Sphere Amendment* proposal in 1979. At the time, the study area represented an entire parcel and contained a fabrication facility owned by Kaiser Steel. The proposal involved approximately 1,600 acres of unincorporated land and extended south from Kaiser Road to north of the Napa County Airport.¹⁸ This amendment facilitated the subsequent annexation and development of the Napa Valley Corporate Park, which is contiguous to the study area. No agricultural or open-space designated lands are included within the area. Water service to the parcel is provided by Napa.¹⁹

¹⁸ In 1982, the Commission adopted a modification of the proposal to remove approximately 1,350 acres. This modification resulted in the exclusion of all land south of the Soscol Ridge included in the 1979 proposal.

¹⁹ The study area is within the jurisdictional boundary of the Napa Sanitation District, but does not currently receive sewer service.

Recommendation for Study Area J: Napa Pipe Storage Yard

Staff recommends that the study area be retained inside Napa's sphere of influence as part of a comprehensive update.

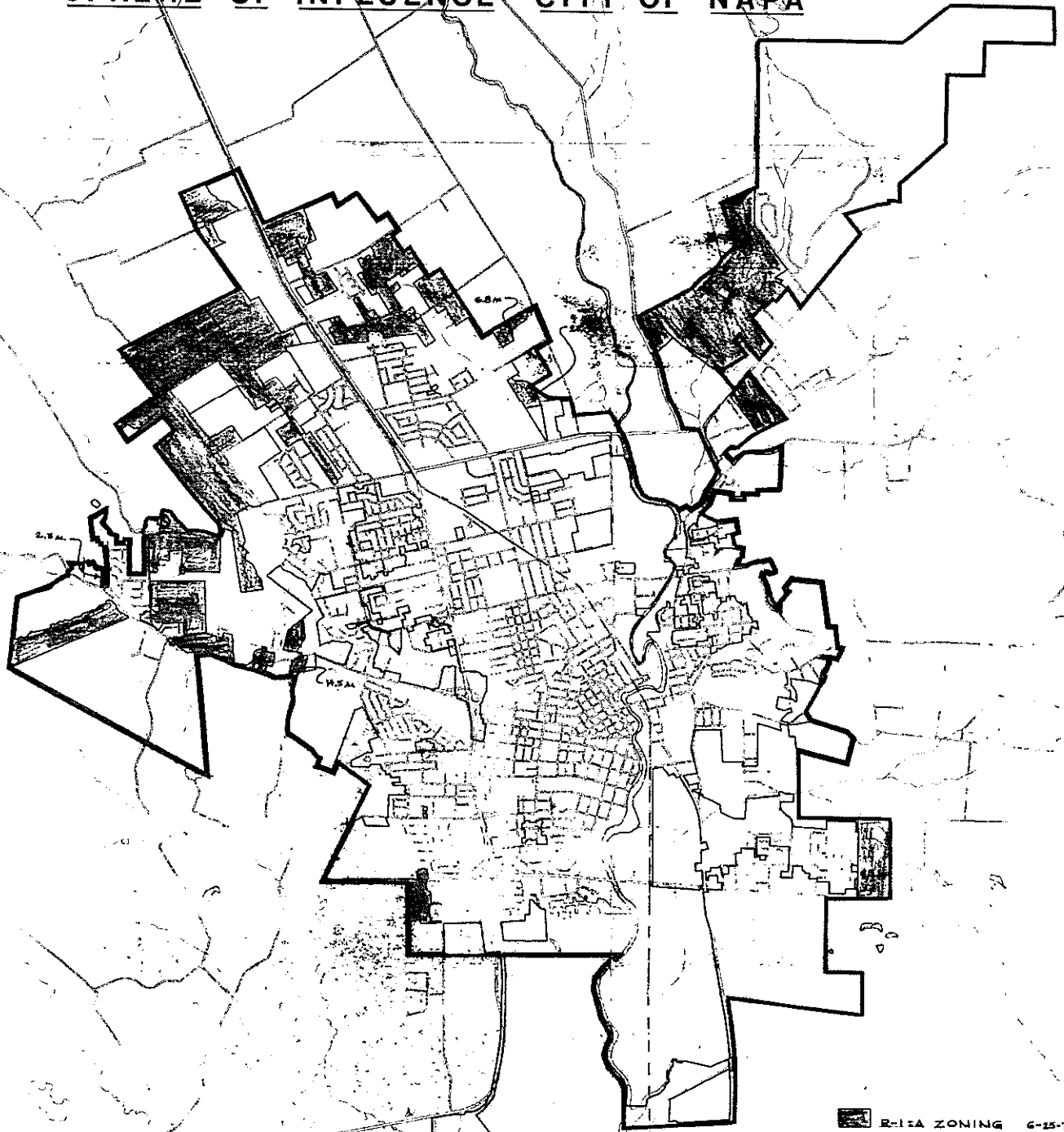
The study area is designated for an urban-type of development under the County of Napa General Plan and it receives water service from Napa. In 2003, the City and County of Napa entered into an agreement that, among other things, called for greater cooperation between both agencies with respect to coordinating their respective land use policies. This agreement was reached in anticipation of the County initiating a general plan update, which is scheduled to begin in 2005. As part of the update process, it is expected that the study area will be one of several specific sites designated for discussions between the City and County. Retaining the study area in Napa's sphere would recognize the current delivery of municipal services to the area, which is consistent with the past practice of the Commission to emphasize the availability of water and sewer service in determining the location of the sphere, and would allow the City and County to examine joint land use objectives regarding its future development. It would also signal LAFCO's desire that the two agencies address the question of the land use jurisdiction ultimately anticipated for this area. This joint examination by the City and County will provide additional information to assist the Commission in making an informed decision with regard to designating the appropriate land use authority for the study area.

ADDITIONAL ANALYSIS: ALSTON PARK

Subsequent to the development of Study Areas A through J, staff reviewed the background of Alston Park, which is in Napa, but outside its sphere of influence. Alston Park is approximately 155 acres in size and was annexed to Napa in 1989. It is owned and operated by Napa for park and recreation uses. A review of the 1989 proposal file reveals that the Executive Officer recommended against adding Alston Park to Napa's sphere. The Executive Officer noted in his report to the Commission that a comprehensive update to Napa's sphere was needed, and any amendments to the sphere prior to a full update may jeopardize future annexations. This appears to have been the primary consideration for the Executive Officer's recommendation.

Based on a review of the general plans and related policy documents of the City and County of Napa, staff recommends that Alston Park remain outside the City's sphere. This recommendation is based on the County's "Agriculture, Watershed, and Open Space" land use designation for the area along with its exclusion from Napa's RUL. This recommendation is supported by the Commission's adopted policies to use the County General Plan to determine agricultural and open-space land use designations, and to exclude agricultural and open-space designated lands from a city sphere.

NAPA COUNTY LAFCOM SPHERE OF INFLUENCE - CITY OF NAPA



R-1-1A ZONING 6-25-75

LEGEND

- Sphere of Influence Boundary
- City Boundary (July, 1972)

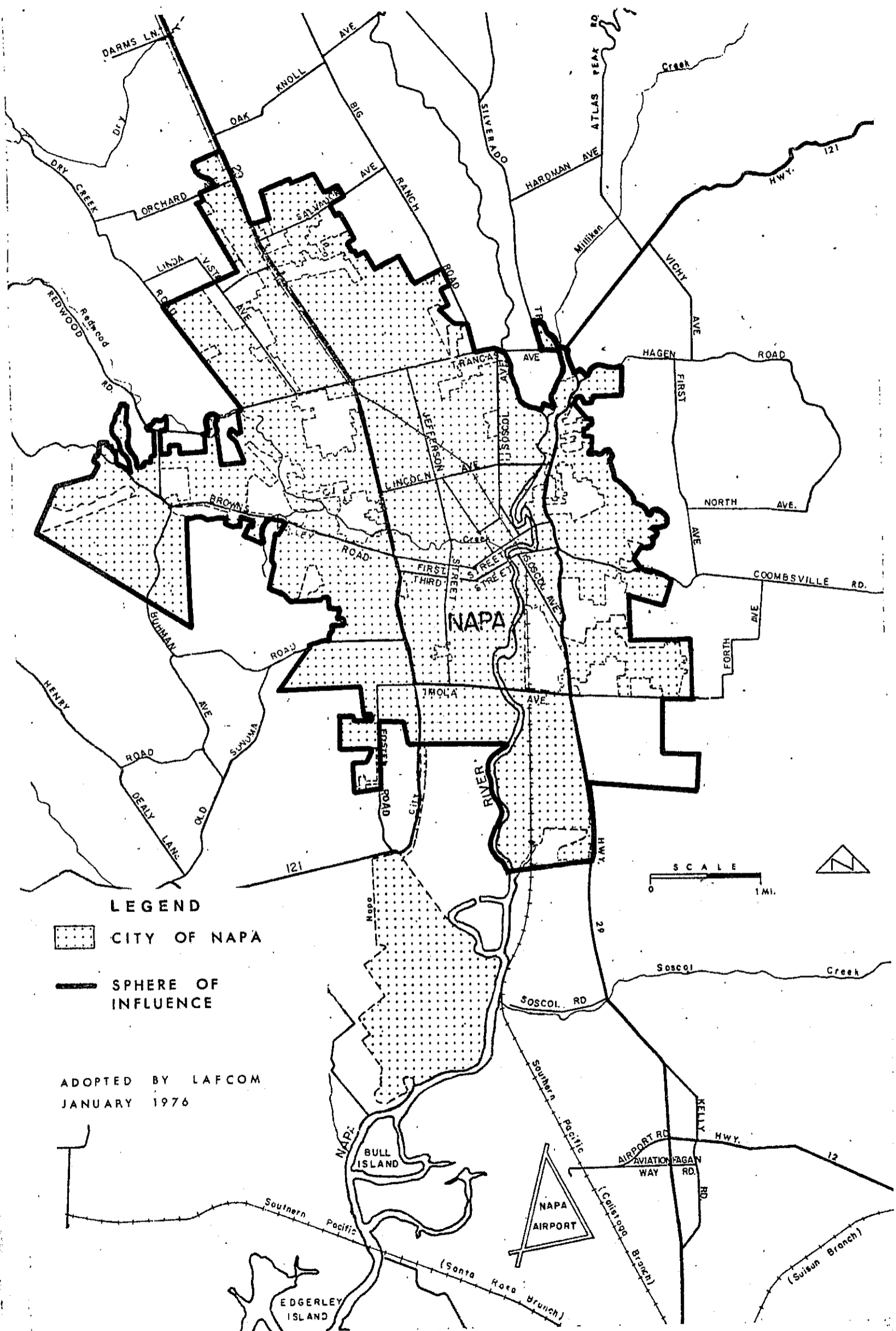
Adopted: August 2, 1972

Amended: _____



SCALE
2000' 4000' N

NAPA COUNTY LAFCOM

SPHERE OF INFLUENCE-CITY OF NAPA



LEGEND





-  CITY OF NAPA
-  SPHERE OF INFLUENCE

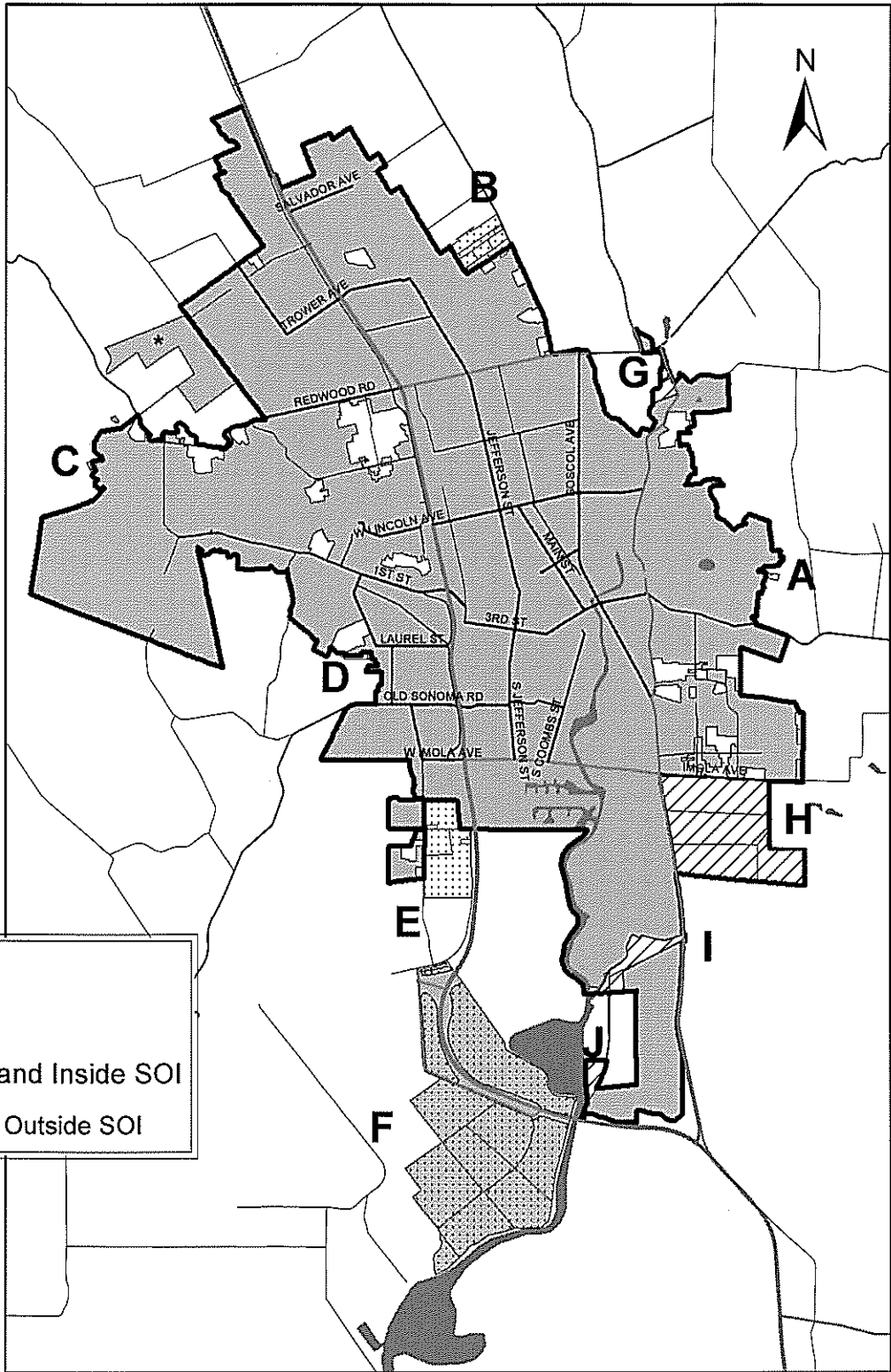
ADOPTED BY LAFCOM
JANUARY 1976

Sphere Update Study Areas

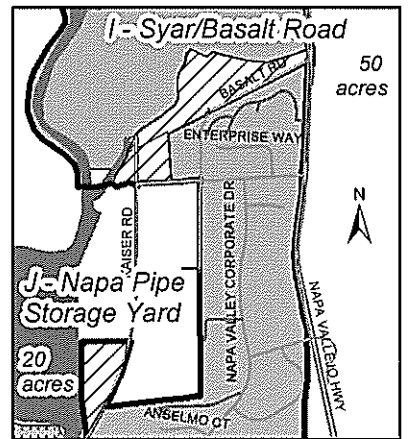
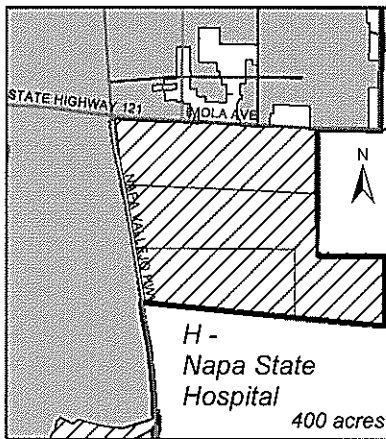
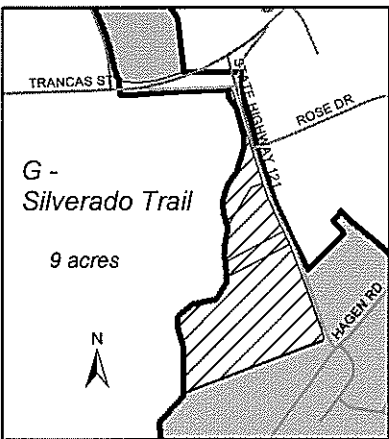
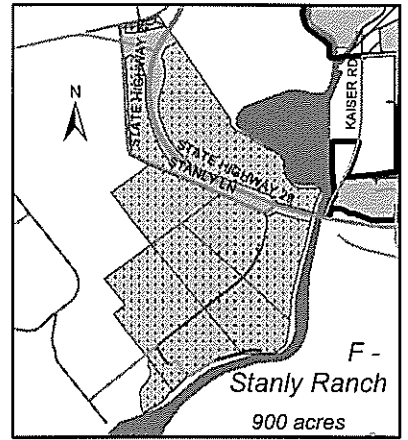
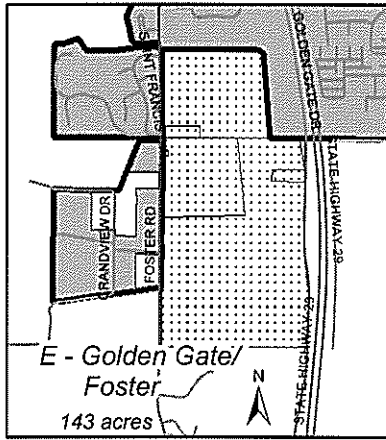
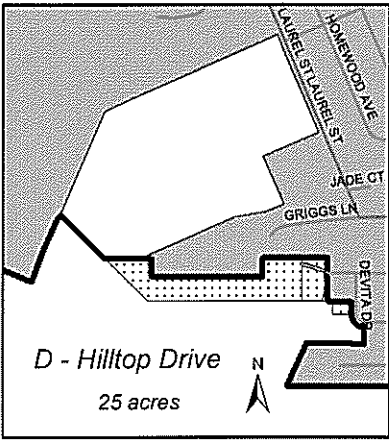
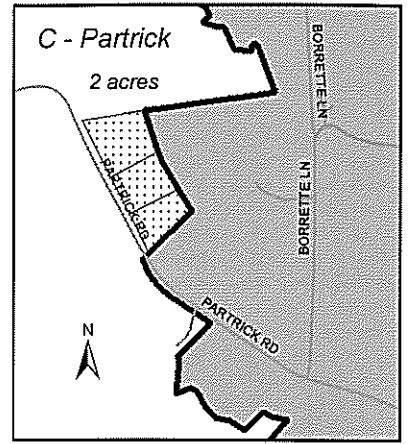
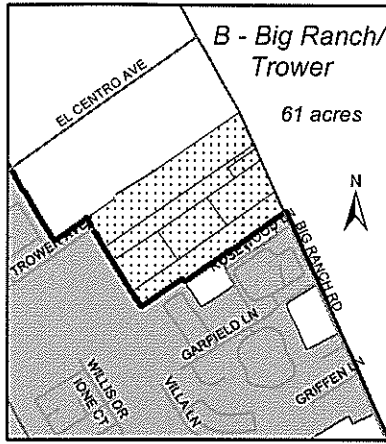
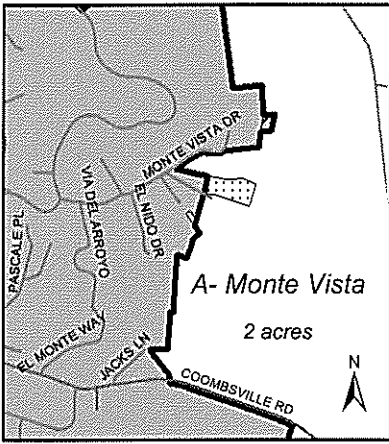
- A - Monte Vista
- B - Big Ranch/Trower
- C - Partrick
- D - Hilltop Drive
- E - Golden Gate/Foster
- F - Stanly Ranch
- G - Silverado Trail
- H - Napa State Hospital
- I - Syar/Basalt Road
- J - Napa Pipe Storage Yard

* - Alston Park is outside both SOI and RUL

	City of Napa
	City of Napa SOI
	Areas Outside RUL and Inside SOI
	Areas Inside RUL and Outside SOI

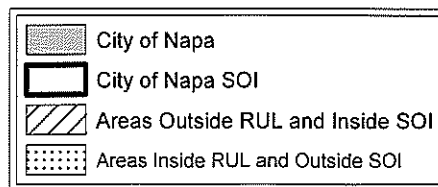


**City of Napa:
Differences between Sphere of Influence
and Rural-Urban Limit**



ATTACHMENT C

City of Napa: Differences between Sphere of Influence and Rural-Urban Limit



Note: Acreage figures are approximate.

Prepared by DS
July 27, 2004
Source: County of Napa GIS Database