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General Plan Consistency Analysis  
Wildfoote Tentative Parcel Map  
P23-00076-TPM

## Wildfoote Tentative Parcel Map General Plan Consistency Analysis

General Plan Policy	Consistency Discussion
Policy AG/LU-1: Agriculture and related activities are the primary land uses in Napa County.	Consistent. The proposed project is a land division which seeks to subdivide a parcel into two (2) smaller, code compliant, parcels within the Agricultural Resource (AR) General Plan land use designation. The subject property has current agricultural operations on the property, and the resulting parcels do not hinder the continued use of the land for agriculture. The resulting two (2) parcels have been designed with building envelopes for future single-family residences, which is a land use that is considered complimentary to agricultural pursuant to General Plan Policy AG/LU-21.
Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development.	Consistent. The subject property is designated AR on the County General Plan land use map. There are current agricultural operations on the property, and the proposed land division does not hinder continued operations. The Tentative Parcel Map (TPM) does not propose building envelopes in areas within existing vineyard operations. Although future residential development resulting from approval of the TPM could potentially result in the conversion of farmland, given the large parcel sizes and that residences are an allowed use, the project would not impact the economic viability of agriculture or prevent the remaining acreage from being used for agricultural purposes.
Policy AG/LU-8: The County's minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.	Consistent. The proposed TPM subdivides the subject property into two (2) parcels, whose resulting parcels will measure 85.8-acres and 41-acres. The General Plan Designation for the property is Agricultural Resource and per the Napa County General Plan Land Use Element, Policy AG/LU-114 and Table AG/LU-B, the minimum parcel size for the parcel is 40 acres.
Policy AG/LU-12: No new non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies AG/LU-2, AG/LU-5, AG/LU-26, AG/LU-44, AG/LU-45, and ROS-1.	Consistent. The project is a land division and approval of the tentative parcel map does not approve any non-agricultural use or development. The resulting new parcel has been designed with building envelopes for potential future single-family residences, which satisfies this policy

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<p>Policy AG/LU-15: The County affirms and shall protect the right to agricultural operators in designated agricultural areas to commence and continue their agricultural practices (a “right to farm”), even though established urban uses in the general area may foster complaints against those agricultural practices. The “right to farm” shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy AG/LU-2, above.</p> <p>The existence of this “Right to Farm” policy shall be indicated on all parcel maps approved for locations in or adjacent to designated agricultural areas and shall be a required disclosure to buyers of property in Napa County.</p>	<p>pursuant to General Plan Policy AG/LU-26.</p> <p>Consistent. Approval of this project includes a Condition of Approval for a “Right to Farm” disclosure to be added to the Parcel Map before recording the Final Parcel Map.</p>
<p>Policy AG/LU-15.5: Where proposed residential, commercial or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivision or use permit. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.</p>	<p>Consistent. The proposed land division does not entitle any non-agricultural use or development. The applicant has proposed building envelopes for the development of future single-family residences, and those building envelopes do not reside within existing vineyards. Future foreseeable development of single-family residential structures will be subject to a requirement to obtain a Use permit pursuant to Napa County Code sections 18.80.030(c) and §18.80.040(c). Buffering of non-agricultural development from the agricultural operations can be determined at that time and would be designed to be appropriate with the character, intensity and sensitivity of the potential future project.</p>
<p>Policy AG/LU-21: The following standards shall apply to lands designated as Agricultural Resource on the Land Use Map of this General Plan.</p> <p><b>Intent:</b> To identify areas in the fertile valley and foothill areas of the county in which agriculture is and should continue to be the predominant land use, where uses incompatible with agriculture should be precluded, and where the development of urban type uses would be detrimental to the continuance of agriculture and the maintenance of open space which are economic and aesthetic attributes and assets of the County of Napa.</p>	<p>Consistent. The resulting two (2) parcels from this land division are all compliant with the AR minimum parcel size requirement of 40 acres. The current land use on the subject property is agriculture and residential, and the proposed land division does not hinder continued agricultural operations. The two (2) parcels resulting from this land division have been designed to accommodate single-family residential structures.</p>

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<p><b>General Uses:</b> Agriculture, processing of agricultural products, single-family dwellings.</p> <p><b>Minimum Parcel Size:</b> 40 acres, except that parcels with a minimum size of 2 acres may be created for the sole purpose of developing farm labor camps by a local government agency authorized to own or operate farm labor camps, so long as the division is accomplished by securing the written consent of a local government agency authorized to own or operate farm labor camps that it will accept a conveyance of the fee interest of the parcel to be created and thereafter conveying the fee interest of such parcel directly to said local government agency, or entering into a long-term lease of such parcels directly with said local government agency. Every lease or deed creating such parcels must contain language ensuring that if the parcel is not used as a farm labor camp within three years of the conveyance or lease being executed or permanently ceases to be used as a farm labor camp by a local government agency authorized to develop farm labor camps, the parcel will automatically revert to, and merge into, the original parent parcel.</p> <p><b>Maximum Building Intensity:</b> One dwelling per parcel (except as specified in the Housing Element). Nonresidential building intensity is non-applicable, but where practical, buildings will be located off prime soils.</p>	
<p>Policy AG/LU-27: For the Purpose of this General Plan, the terms “urbanized” or “urbanizing” shall include the subdivision, use, or development of any parcel of land for non-agricultural purposes.</p> <p>Engaging in nature-based recreation or agriculturally compatible uses that are permitted in the applicable zoning district without the issuance of a use permit, such as development of one single-family house and/or second unit on an existing legal lot, shall not be considered urbanizing.</p>	<p>Consistent. The proposed subdivision does not include approval of any non-agricultural purposes which would “urbanize” the resulting two parcels. The resulting two (2) parcels do not hinder the continued use of current agricultural operations on the property and the parcels have been designed with building envelopes for future single-family residences. Any future non-agricultural use or development of the resulting parcels would require discretionary review.</p>
<p>Policy CC-1: The County will retain the character and natural beauty of Napa County through the</p>	<p>Consistent. This project is a land division which subdivides a 126.8-acre parcel into two (2) smaller</p>

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preservation of Open Space.	<p>parcels which are compliant with the 40-acre minimum size requirement of the AR General Plan Land Use Map designation and other requirements of the AW &amp; AP zoning designations. Parcel one (1) 85.8-acres and Parcel two (2) is 41-acres. AW &amp; AP zoning designation allows a restricted number of ministerial land uses on the resulting parcels that are complimentary to open space preservation.</p> <p>Current land use on the property is agriculture and residential. Approval of the tentative parcel map will not hinder continued agricultural operations. Building envelopes have been included on the TPM, and the location of the building envelopes has been designed to distance foreseeable future single-family residential.</p>
<p>Policy CON-1: The County will preserve land for greenbelts, forest, recreation, flood control, adequate water supply, air quality improvement, habitat for fish, wildlife and wildlife movement, native vegetation, and natural beauty. The County will encourage management of these areas in ways that promote wildlife habitat renewal, diversification, and protection.</p>	<p>Consistent. The proposed project is a land division which subdivides a 126.8-acre property into two (2) parcels, whose resulting parcels will measure 85.8-acres and 41-acres. The applicant's intention with the design of the TPM is to allow the creation of two (2) General Plan and Zoning Code compliant parcels with viable areas for the development of ministerial approvable single-family residences on the new parcel. A vast majority of the two (2) parcels are not developable due to steep slopes exceeding 50% slope. Those areas of the subject parcels are not developable and local habitats and resources shall be retained and protected. Any future developments will need to comply with all NCC requirements and approval processes.</p>
<p>Policy CON-2: Maintain and enhance the existing level of biodiversity</p>	<p>Consistent. Please refer to Policy CON-1 above. The parcels which will result from the land division are compliant with the County General Plan AR land use designation and the AW &amp; AP zoning designation. The large parcels sizes and limited ministerial uses already maintain biodiversity.</p>
<p>Policy CON-3: Protect the continued presence of special-status species, including special status plants, special-status wildlife, and their habitats, and comply with all applicable state, federal, or local laws or regulations.</p>	<p>Consistent. None of the future proposed building envelopes overlap with the boundaries of the critical habitat identified by the project biologist.</p> <p>The project's Biological Resource Assessment included multiple field surveys of the property. The</p>

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	biologist does conclude by recommending a series of surveys and pre-construction surveys for any future physical work.
Policy CON-4: The County recognizes that preserving watershed open space is consistent with and critical to the support of agriculture and agricultural preservation goals.	Consistent. Please refer to previous General Plan conservation policy discussions above. The design of the TPM allows for significant open space on the resulting two (2) parcels.
Policy CON-10: The County shall conserve and improve fisheries and wildlife habitat in cooperation with governmental agencies, private associations and individuals in Napa County.	Consistent. Please refer to previous General Plan conservation policy discussion above. The TPM has been designed to be compliant with all required general plan policies and zoning requirements.
Policy CON-19: The County shall encourage the preservation of critical habitat areas and habitat connectivity through the use of conservation easements or other methods as well as through continued implementation of the Napa County Conservation Regulations associated with vegetation retention and setbacks from waterways.	Consistent. Please refer to previous General Plan conservation policy discussion above. The project is a division of land in which no physical improvements are proposed. No vegetation is identified for removal nor is any development approved within a stream setback as a function of this TPM approval.