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## General Plan Consistency Analysis

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### Hess Collection – Laird General Plan Amendment P21-00055 Rezone P24-00221

The following General Plan Goals and Policies are applicable to the proposed Hess Collection-Laird General Plan Map Amendment and Rezone.

#### **Agriculture and Land Use Element:**

Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.

Goal AG/LU-2: Concentrate urban uses in the County's existing cities and town and urbanized areas.

Goal AG/LU-5: With municipalities, other governmental units, and the private sector, plan for commercial, industrial, residential, recreational, and public land uses in locations that are compatible with adjacent uses and agriculture.

Finding: Not in conflict.

The current land use designation and zoning of the project site allow for agriculture, agricultural processing facilities, farm management yards and offices, farmworker housing, and residential uses. As described in the staff report, the project site is currently undeveloped, the proposed project would not represent a physical change from an existing agricultural use, and it would not result in conversion of agricultural land to a non-agricultural use. The IP:AC zone allows agriculture as a by-right use, so agriculture would still be a possible future use of the property. The project does not impact existing agriculture. The project site is in proximity to the City of American Canyon, across Highway 29, and County urbanized areas, namely adjoining the southeast boundary of the Napa Valley Business Park Specific Plan. In addition, the project site is within the City of American Canyon's water service area.

Policy AG/LU-37: The County will locate industrial areas adjacent to major transportation facilities. Necessary utilities and services, including childcare centers, will be planned to meet the needs of the industrially zoned areas.

Policy AG/LU-39: The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of the County. Nonagriculturally oriented industry shall not be located on productive agricultural lands but should be located in areas more suitable for industrial purposes.

Finding: Not in conflict.

The project site adjoins Highway 29 and South Kelly Road. Properties across Highway 29 and along South Kelly Road are developed with light industrial and commercial uses. A majority of the properties within the Napa Valley Business Park Specific Plan area built out or entitled resulting in the need for additional industrial land.

Policy AG/LU-40: The properties known as the “Hess Vineyards” shall be designated Agriculture, Watershed & Open Space, but shall be considered for redesignation to an Industrial designation if Flosden/Newell Road is ever extended north of Green Island Road, through the property.

Finding: Not in conflict.

The Applicant and City of American Canyon entered into an agreement under which the Applicant agreed to convey to the City an irrevocable offer of dedication of fee title to certain portions of the Project site for purposes of extending Flosden/Newell Road north of Green Island Road. However, no development or infrastructure improvements, including possible roadway alignment, of the property are proposed at this time..

Policy AG/LU-93: The County supports the continued concentration of industrial uses in the South County area as an alternative to the conversion of agricultural land for industrial use elsewhere in the county.

Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport.

Finding: Not in conflict.

as noted above, the project site is in proximity to the City of American Canyon and County urbanized areas. Prior to adoption of the current General Plan, the property was designated for Industrial development. Potential future uses will be reviewed for consistency with the Airport Land Use Compatibility Plan.