

“D”

**General Plan Consistency Analysis
Napa Wildlife Rescue
P19-00495-UP**

Napa Wildlife Rescue General Plan Consistency Analysis

General Plan Policy	Consistency Discussion
<p><u>Policy AG/LU-4:</u> The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development.</p>	<p>Consistent. The zoning designation of the project site is Agricultural Watershed (AW). The proposed land use, a Wildlife Rescue Center, is only allowed a Use Permit within the AW zoning designation. By utilizing an existing developed parcel and proposing no expansion of existing structures the applicant is not potentially developing an undeveloped site within the AW zoning designation.</p>
<p><u>Policy AG/LU-5:</u> The County will promote an agricultural support system including physical components (such as farm labor housing, equipment supply and repair) and institutional components (such as 4-H, FFA, agricultural and natural resources education and experimentation).</p>	<p>Consistent. Napa Wildlife Rescue is a non-profit 501c3 organization which maintains a United States Fish and Wildlife Service Special Purpose Possession permit and a California State Fish and Game Native Species Exhibiting permit. Both of these permit are educational in purpose. Napa Wildlife Rescue regularly promotes wildlife education in elementary schools with a formal curriculum taught by a part-time education coordinator. Wildlife appreciation and education are also taught outside of the classroom at multiple county-wide events.</p>
<p><u>Policy AG/LU-9:</u> The County shall evaluate discretionary development projects, re-zonings, and public projects to determine their potential for impacts on farmlands mapped by the State Farmland Mapping and Monitoring Program, while recognizing that the state’s farmland terminology and definitions are not always the most relevant to Napa County, and shall avoid converting farmland where feasible. Where conversion of farmlands mapped by the state cannot be avoided, the County shall require long-term preservation of one acre of existing farm land of equal or higher quality for each acre of state-designated farmland that would be converted to nonagricultural uses. This protection may consist of establishment of farmland easements or other similar mechanism, and the farmland to be preserved shall be located within the County and preserved prior to the proposed conversion. The County shall recommend this measure for implementation by the cities and town and LAFCO as part of annexations involving state-designated farmlands.</p>	<p>Consistent. While the Project site is designated as Agricultural Resources by the Napa County General Plan, historically the project site has been associated with commercial and residential land uses for approximately 50 years or more. The project site is designated as ‘Other Land’ by the Farmland Mapping and Monitoring Program (California Department of Conservation 2016a). As such, the site is not suitable as farmland or for agricultural activities. Implementation of the Project would not convert farmland to non-agricultural use.</p>

General Plan Policy	Consistency Discussion
<p><u>Policy AG/LU-12:</u> 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.</p>	<p>Consistent. Please refer to the above discussion concerning Policy AG/LU-5.</p>
<p><u>Policy AG/LU-15.5:</u> 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. Vineyards are located to the northeast and northwest of the Project site. The Project site has been used for commercial and residential purposes for approximately 50 years or more. There is currently an existing vegetation and tree line buffer along the northeast and northwest boundaries of the property, that shields the existing non-agricultural uses from the adjacent vineyards, and removal of these areas is not part of this application.</p>
<p><u>Policy AG/LU-21:</u> The following standards shall apply to lands designated as Agricultural Resource on the Land Use Map of this General Plan.</p> <p>Intent: 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>General Uses: Agriculture, processing of agricultural products, single-family dwellings.</p> <p>Minimum Parcel Size: 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</p>	<p>Consistent. While the Project site is designated as Agricultural Resources by the Napa County General Plan, historically the project site has been associated with commercial and residential land uses for approximately 50 years or more and includes several existing structures. Implementation of the Project would not convert any existing land used for agricultural purposes to any non-agricultural use. Additionally, no existing farmland would be converted. As discuss in AG/LU-9 the proposed Wildlife Rescue Center constitutes an agricultural support system which supplies natural resource education to the community and is thus compatible with agriculture.</p>

General Plan Policy	Consistency Discussion
<p>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>Maximum Building Intensity: 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><u>Policy AG/LU-29:</u> Government uses and public uses shall be permitted in appropriate locations. Only those new governmental and public utility uses which specifically implement programs mandated by the state or federal government shall be permitted in non-urban areas. On Parcels which are designated Agricultural Resource or Agriculture, Watershed and Open Space on the Napa County Land Use Map, governmental uses and public utility uses existing as of 1983 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities and meeting additional demonstrated public needs to the extent permitted by law.</p>	<p>Consistent. Napa Wildlife Rescue is applying for a Use Permit to operate a Wildlife Rescue Center which is defined in Napa County Code §18.08.638 as “a facility permitted by the U.S. Department of the Interior, the U.S. Fish and Wildlife Service, and/or the California Department of Fish and Game addressing the rehabilitative needs of wildlife where such wildlife species are now or once were native to the county”. Napa Wildlife Rescue maintains wildlife rehabilitation permits with the United States Fish and Wildlife Service and the California Fish and Game. By holding these permits Napa Wildlife Rescue acts on the behalf of these agencies in implementing wildlife rehabilitation programs within Napa County. The subject site, located in a non-urban area, is an appropriate choice for what is essentially functioning as a government land use.</p>
<p><u>Policy CC-5:</u> Recognizing that vineyards are an accepted and attractive visual feature of Napa County, but that visual changes can cause public concern, the County shall require the retention of trees in strategic locations when approving conversion of existing forested land to vineyard in order to retain landscape characteristics of the site when viewed from public roadways and shall require the retention of trees to screen non-agricultural activities and other proposed developments.</p>	<p>Consistent. The project site includes existing vegetation and trees along the project boundaries of adjacent roads Cuttings Wharf Road and Middle Avenue. The vegetation and tree cover screen the project entirely from both these public roadways save for a small section located at the project driveway.</p>
<p><u>Policy CON-2:</u> Maintain and enhance the existing level of biodiversity</p>	<p>Consistent. Napa Wildlife Rescue is permitted through the state and federal governments to provide temporary care and rehabilitation for sick, orphaned or injured wildlife.</p>

General Plan Policy	Consistency Discussion
<p><u>Policy CON-3:</u> 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. Napa Wildlife Rescue is permitted through the state and federal governments to provide temporary care and rehabilitation for sick, orphaned or injured wildlife.</p>
<p><u>Policy SAF-9:</u> As part of the review and approval of development and public works projects, planting of vegetation on unstable slopes shall be incorporated into project designs when this technique will protect structures at lower elevations and minimize the potential for erosion or landslides. Native plants should be considered for this purpose, since they can reduce the need for supplemental watering which can promote earth movement.</p>	<p>Consistent. The Project site is flat and does not pose a danger of substantial earth movement.</p>
<p><u>Policy SAF-20:</u> All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:</p> <ol style="list-style-type: none"> 1) Adequacy of water supply. 2) Site design for fire department access in and around structures. 3) Ability for a safe and efficient fire department response. 4) Traffic flow and ingress/egress for residents and emergency vehicles. 5) Site-specific built-in fire protection. 6) Potential impacts to emergency services and fire department response. 	<p>Consistent. The Project has been designed to include on-site 2,500 gallon fire water tank to store water for fire-fighting purpose. Cal-Fire has reviewed the proposed project and found it to be compliance with applicable Fire Code requirements. Cal-Fire will also be reviewing future applications for building permits to ensure compliance with fire code.</p>