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General Plan Consistency Analysis

P19-00303-UP Balloons Above the Valley

General Plan Consistency

General Plan Policy/Goal	Consistency Discussion
<p align="center">Agricultural Preservation and Land Use Element</p>	
<p>Policy AG/LU-1: Agriculture and related activities are the primary land uses in Napa County.</p>	<p>Generally Consistent: The General Plan designation of the project site is Agriculture Resource (AR) and the zoning designation is Agricultural Preserve (AP). Hot air balloon launchings are permitted in any zoning district upon grant of a Use Permit (County Code Section 18.120.010.B.16) as long as the required findings can be made (County Code Section 18.104.400). While hot air balloons are not directly related to agriculture, the use of the site for launches does not prohibit future agricultural use of the 1.25- acres of undeveloped area on the property.</p>
<p>Policy AG/LU-4: 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 2.03-acre site is currently developed with a 1,500 square foot residence, attached garage and detached storage shed. The eastern 1.25-acres is undeveloped grass with some trees and is currently used for hot air balloon launchings in compliance with Administrative Permit P19-00235. There is no active agricultural use on the property at this time. The project does not include physical improvements that would convert the land to non-agricultural use or exclude future agricultural use on the property.</p>
<p>Policy AG/LU-9: 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...</p>	<p>Consistent: The FMMP Map designates the property as “Urban and Built up Land”. The project does not include physical improvements that would convert the land to non-agricultural use or exclude future agricultural use on the property. Furthermore, the undeveloped area on site comprises little more than an acre which is generally not considered economically viable for farming purposes.</p>
<p>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.</p>	<p>Consistent: The project is not a new non-agricultural use because hot air balloon launching is already occurring on the site per Administrative Permit P19-00235. No physical development is proposed that would preclude future agricultural use of the property.</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 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. General Uses: Agriculture, processing of agricultural products, single-family dwellings.</p>	<p>Consistent: The 2.3-acre site is currently developed with a residence, attached garage, and storage shed and conducts hot air balloon launchings, in compliance with Administrative Permit P19-00235, on the undeveloped 1.25-acres of the site. The site is bordered to the east and south by vineyards and the existing balloon launchings have not disrupted or otherwise been incompatible with this agricultural use. Since there is no physical development associated with the project, it would not preclude or otherwise be detrimental to future agricultural uses on the site. The project would not result in the removal or discontinued use of the existing residence.</p>

<p>Policy AG/LU-24: Commercial uses will be grouped in areas outside of those designated for agricultural uses in the General Plan (subject to exceptions contained in Policies AG/LU-43 through 45 of this General Plan).</p>	<p>Generally Consistent: Please refer to the discussion below concerning the Recreation and Open Space Element. The proposed use has commercial and recreational components. Approximately half of the site is developed with a residence and related structures with the remaining undeveloped 1.25-acre currently used for hot air balloon launching. The proposed commercial recreational use on a small portion of a single AR designated parcel does not include any physical improvements, would not convert the land to non-agricultural use, and would not exclude future agricultural use on the property.</p>
<p>Policy AG/LU-27: For the purposes 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. 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>Generally Consistent: The proposed project will not result in an urbanizing of the area. There is no subdivision or physical development associated with the site. The proposed project would continue the existing hot air balloon launching that is already authorized and which can be permitted in any zoning district upon grant of a use permit and if the required findings can be made (County Code Section 18.104.400). Additionally, the site is bordered by vineyards on two sides and launchings have been occurring since June 2019 without any complaints or disruption to surrounding agricultural uses.</p>
Conservation Element	
<p>Goal CON-1: The County of Napa will conserve resources by determining the most appropriate use of land matching land uses and activities to the land’s natural suitability, and minimizing conflicts with the natural environment and the agriculture it supports.</p> <p>Policy CON-13: The County shall require that all discretionary residential, commercial, industrial, recreational, agricultural, and water development projects consider and address impacts to wildlife habitat and avoid impacts to fisheries and habitat supporting special-status species to the extent feasible.</p>	<p>Consistent: The project would not physically alter the parcel in a way that would impact wildlife habitat or disturb cultural or historical resources. As noted in the Initial Study Negative Declaration prepared for the project, no potentially significant environmental impacts were identified.</p>
Community Character Element	
<p>Goal CC-1: Preserve, improve, and provide visual access to the beauty of Napa County</p> <p>Policy CC-1: The County will retain the character and natural beauty of Napa County through the preservation of open space.</p>	<p>Consistent: Hot air balloons provide an opportunity for residents and visitors to view the Napa Valley Floor and the developed and natural resources of the County. The project does not propose any physical improvements on the site and all equipment will be required to be removed from the site following launches. The project will not permanently impact the appearance of the site nor the character and natural beauty of Napa County.</p>
<p>Policy CC-2: New wineries and other uses requiring the issuance of a Use Permit should be designed to convey their permanence and attractiveness.</p>	<p>Consistent: Although the Use Permit is for daily use, the use of the site for launches is limited to the hours of 6:00 a.m. and 9:30 a.m. The project does not propose any physical improvements on the property; therefore the project will not permanently impact the appearance of or attractiveness of the property.</p>
<p>Policy CC-37: The County shall seek to limit excessive noise impacts of recreational uses—including motorboats, shooting ranges, motorcycles, and other noise-producing equipment—through the enforcement of applicable laws (such as requirements for mufflers)</p>	<p>Consistent: The applicant prepared a Noise study that demonstrates the operations will stay within permitted noise levels of Napa County Code Chapter 8.16 Noise Control Regulations. Based upon this study, the project was revised to prohibit balloon launches before 7:00 a.m. Noise associated with the launch, occurring between the proposed</p>

<p>and limits on the location and/or extent of such uses.</p> <p>Policy CC-38: The following are the County's standards for maximum exterior noise levels for various types of land uses established in the County's Noise Ordinance. Additional standards are provided in the Noise Ordinance for construction activities (i.e., intermittent or temporary noise). c. Where projected noise levels for a given location are not included in this Element, site-specific noise modeling may need to be conducted in order to apply the County's Noise policies.</p>	<p>launch hours of operation, 7:00 a.m. and 9:30 a.m., would not conflict with the County Code. It should be further noted that employees driving the pick-up vehicles and equipment vehicles in (no earlier than 6:00 am) would be trained to minimize noise while driving on to the property and guests would be instructed to close and/or slide vehicle doors quietly. Employees and guests will be required not to shout or call loudly while on site prior to their balloon launch.</p>
<p>Policy CC-48: Where proposed commercial or industrial land uses are likely to produce noise levels exceeding the standards contained in this Element at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.</p>	<p>Consistent: Please refer to the above discussion concerning Policy CC-37 and CC-38.</p>
<p>Recreation and Open Space Element</p>	
<p>Context and Background: This Element defines what is meant by "open space" and focuses primarily on the recreational use of open space.</p> <p>Use of Open Space: The term "open space" as used in Napa County does not denote a single land use, nor is it a designation for empty, unused, or not-yet-developed places. Rather, open space is best understood as lands that support an array of activities and amenities, both measurable and intangible, which both derive from and directly depend on the land's sustainable natural resources.</p> <p>Given this, recreation is one of the appropriate and desirable uses of open space. Napa County defines recreation as, "Any activity undertaken voluntarily and without compensation, which renews one's health and spirits." Several major types of recreation take place in the county:</p> <p>One such type is "Commercial Recreation which includes any recreational activity provided by a for-profit business or corporation, excluding recreational activities provided under contract or concession agreement with a public agency.</p>	
<p>Policy ROS-2: The regulatory review process and criteria for recreational facilities and activities should be tailored to reflect the intensity, location, and potential impact of the type of recreation proposed.</p>	<p>Consistent: The proposed use is considered Commercial Recreation. Hot air balloon launchings are permitted in any zoning district upon grant of a Use Permit (County Code Section 18.120.010.B.16) as long as the required findings can be made (County Code Section 18.104.400). As proposed, this activity will be limited in scope concerning the days of operation, number of daily launches and hours of operation so not to impact the surrounding or adjacent properties.</p>
<p>Policy ROS-3: Recreational facilities and improvements on open space lands should be the minimum necessary to achieve recreation objectives and be limited in density, intensity, need for public services, impacts on the natural environment, growth inducement, and impacts on neighboring properties. Uses on open space lands shall respect the character of the surrounding area, require a minimum of public support services (such as paved roads, emergency services, or law enforcement); contain a minimum of paved surfaces, structures, natural landform alteration or other introduced or constructed features</p>	<p>Consistent: There are no physical improvements proposed on the site and no use of the on-site residence, residential infrastructure, or groundwater. Balloon launching is already occurring at the site subject to approval of Administrative Permit P19-00235, which will be replaced by this proposed permit. The increase in days is not anticipated to result in an increase in use of public services. Since a hot air balloon launch site is a unique use, the continued use of this small area of undeveloped agricultural land is unlikely to contribute to additional nonagricultural uses of agricultural land to support the existence of this recreational use.</p>

<p>inconsistent with the environment; require minimal water usage, wildlife habitat removal and usage of herbicides and pesticides; be coordinated with neighbors in terms of integrated pest management procedures; and shall not contribute to the likelihood that additional nonagricultural uses of agricultural land will be proposed to support or be accessory to the continued existence of the recreational use.</p>	
<p>Policy ROS-16: Recreational uses on lands designated for agriculture should be encouraged only where those uses will not deplete or degrade natural resources on which nearby or on-site agriculture depends, and will not adversely affect the commencement, intensification, or continuation of local agricultural activity.</p>	<p>Consistent: The proposed project will not use or degrade natural resources. There is no agricultural use on property. In compliance with County Code Section 18.104.400, neighboring properties with a residence within 500 feet of the launch site have provided letters of support of the proposed activity. The launch site is bordered by vineyard to the east and south. The additional launchings will not adversely affect the commencement, intensification, or continuation of agricultural activity in the vicinity.</p>
Economic Development Element	
<p>Goal E-2: Develop and promote a diversity of business opportunities, which do not conflict with agriculture.</p>	<p>Consistent: There is no active agricultural use on the property at this time. The project does not include physical improvements that would convert the land to non-agricultural use or exclude future agricultural use on the property.</p>
<p>Policy E-2: The County recognizes that tourism contributes to the economic viability of agriculture in Napa County and is an important part of the County's economy, generating jobs, local spending, and tax revenues.</p> <p>Policy E-3: The County recognizes the importance of the Napa brand and encourages efforts to protect and enhance the image and integrity of the "Napa" and "Napa Valley" names for the marketing of Napa County goods, services, tourism, and lifestyle.</p>	<p>Consistent: Hot air balloon launches are a well-known activity in Napa and a common tourist attraction. Hot air balloons provide an opportunity for residents and visitors to view the Napa Valley Floor and the developed and natural resources of the County.</p>
<p>Policy E-6: The County values the businesses which currently operate in Napa County. Business retention strategies will be integral to meeting the County's economic goals.</p>	<p>Consistent: Balloon launching is already occurring at the site subject to approval of Administrative Permit P19-00235. This permit would expand the existing operation in terms of number of launch days per year.</p>