

This section describes existing agricultural areas in Napa County (County) (see **Figure 3.0-1**), characterizes agricultural land uses, and discusses adopted plans and policies pertinent to the area. The analysis then addresses potential impacts associated with the General Plan Update, either directly or indirectly, and identifies mitigation measures to lessen those impacts. Refer to Section 4.2 (Land Use) for discussions regarding other types of land use.

### 4.1.1 EXISTING SETTING

#### EXISTING AGRICULTURAL

Agricultural areas are widespread throughout the County, with vineyards and rangeland located in portions of every evaluation area (see **Figure 4.1-1**). The 11 evaluation areas in Napa County analyzed in this section have approximately 51,000 acres (or 10.5% of the total evaluation areas) of active agricultural land consisting primarily of vineyards with smaller areas of crops and orchards (Napa County, BDR 2005).

#### Agricultural Production

Napa County's land provides for a variety of agricultural uses, including row crops, field crops, orchards, and vineyards, as well as grazing land for cattle. Since 1982, an increase in wine grapes production has resulted in a doubling in total value of the crop. **Table 4.1-1** presents the growth trend of vineyard production in the County since 1964. Today, the production of wine grapes and floral and nursery crops account for the highest economic contribution to the agricultural economy of Napa County; however, the floral and nursery contribution is a very small percentage compared to that of wine grape production. Although at one time the County's major crop, prunes are no longer produced in any great quantity and walnut, vegetables, hay, and rangeland acreage have steadily decreased over recent decades.



Napa County produces a variety of both red wine (black) and white wine grapes. The amount of acreage planted in red wine (black) varieties has steadily increased over the past several years and by 2002, the acreage of red wine varieties tripled compared to the acreage of white varieties. The acreage devoted to several white varieties such as Chardonnay, Sauvignon Musque, and Viognier, has increased over time, although these increases remain small in comparison to the increases red wine varieties have experienced and do not offset the total decrease in acreage devoted to white varieties. Among red wine varieties, the acreage of Cabernet Franc, Cabernet Sauvignon, Merlot, Pinot Noir, Sangiovese, and Syrah has increased by significant amounts. The varieties of grapes grown in Napa County are likely to change over time due to varying consumer demand for certain types of wine.

## 4.1 AGRICULTURE

**TABLE 4.1-1  
HISTORIC VINEYARD PRODUCTION (1964-2005)**

Year	Total Acres Harvested
1964	10,286
1974	14,070
1984	24,831
1994	32,239
2004	44,671
2005	45,284

Source: Napa County Agricultural Commissioner 1964, 1974, 1984, 1994, 2004, and 2005.

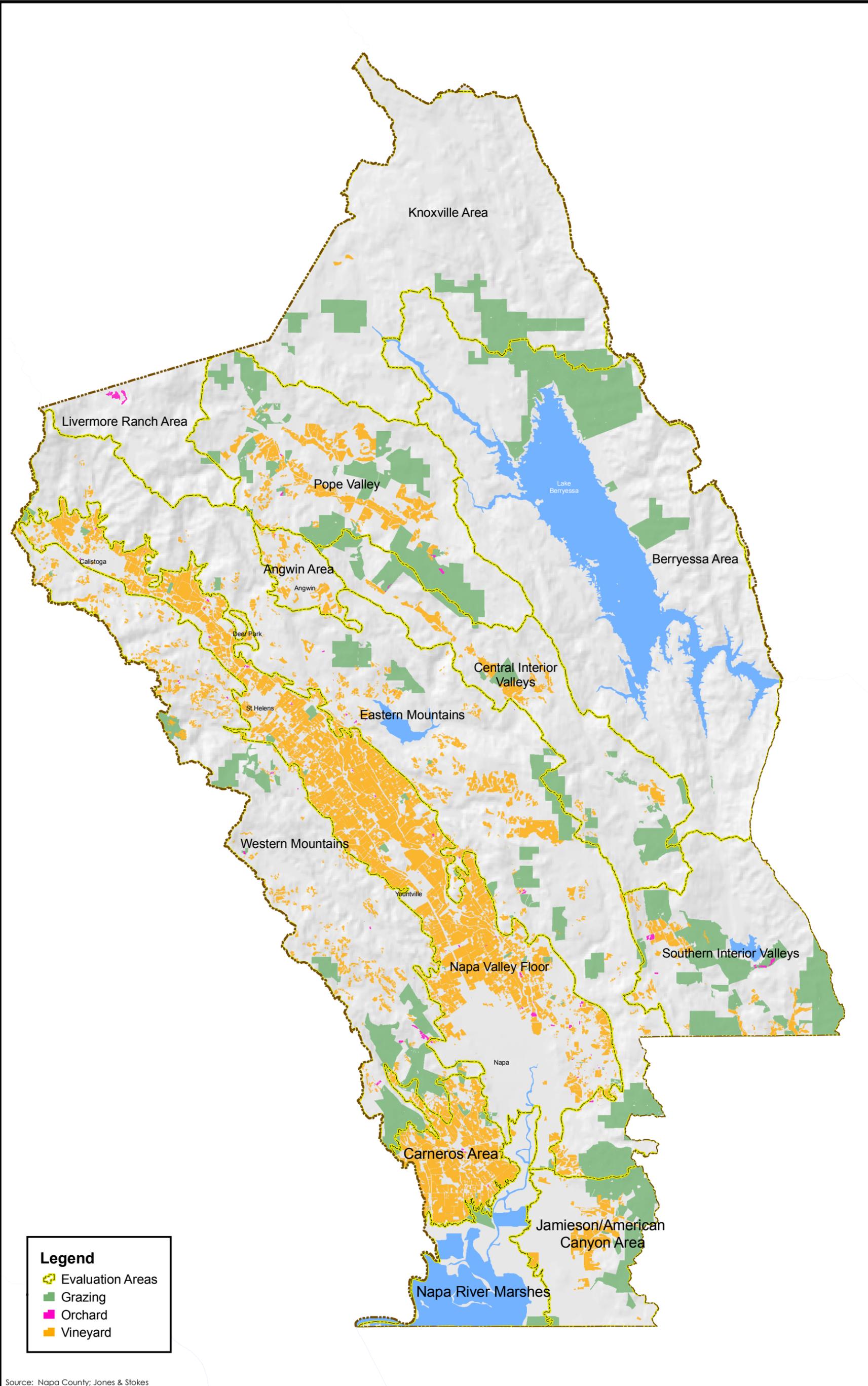
Grazing Land is defined in Government Code Section 65570(b)(3) as: "...land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock." Napa County has approximately 53,800 acres of existing grazing land (or 11% of the total land area) (Napa County, BDR 2005). **Table 4.1-2** provides the acreage of the existing farmland in Napa County by evaluation area. In this context, farmland consists primarily of vineyards with smaller areas of crops and orchards. **Table 4.1-3** tabulates the existing amount of grazing land in Napa County by relevant evaluation area.

**TABLE 4.1-2  
EXISTING FARMLAND IN NAPA COUNTY (2005)**

Evaluation Area	Acres
Angwin Area	657
Berryessa Area	0
Central Interior Valleys	1,525
Eastern Mountains	4,286
Knoxville Area	45
Lower Napa Valley	9,043
Livermore Ranch Area	84
Napa Valley Floor	25,581
Pope Valley	3,782
Southern Interior Valleys	1,580
Western Mountains	3,990
<b>Totals</b>	<b>50,573</b>

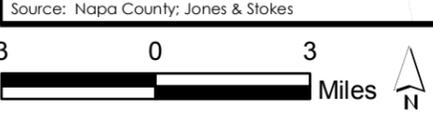
Source: Napa County Conservation Development & Planning Department, 2005.

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**Legend**

- Evaluation Areas
- Grazing
- Orchard
- Vineyard



**FIGURE 4.1-1**  
**EXISTING AGRICULTURE**



**TABLE 4.1-3  
EXISTING GRAZING LAND IN NAPA COUNTY (2005)**

<b>Evaluation Area</b>	<b>Acres</b>
Angwin Area	24
Berryessa Area	7,827
Central Interior Valleys	4,329
Eastern Mountains	7,579
Knoxville Area	5,489
Lower Napa Valley	4,696
Livermore Ranch Area	74
Napa Valley Floor	649
Pope Valley	8,842
Southern Interior Valleys	7,632
Western Mountains	6,659
<b>Totals</b>	<b>53,800</b>

*Source: Napa County Conservation Development & Planning Department, 2005.*

#### FARMLAND CLASSIFICATIONS AND RATING SYSTEM

Two classification programs are generally used to determine a soil's potential agricultural productivity. The USDA Soil and Conservation Service (USDA-SCS) Soil Capability Classification System takes into consideration soil limitations, the risk of damage when the soils are used, and the way in which soils respond to treatment. The Farmland Mapping and Monitoring Program (FMMP) administered by the California Department of Conservation, maps out agricultural areas based on soil quality and land use. These programs are described below. As further identified below, vineyard development in Napa County has been occurring in areas that are not normally identified by the FMMP as highly valued farmlands and has resulted in the re-classification of land areas to higher valued farmland areas by the state.

#### **Soil Capability Classification System**

The Soil Capability Classification System designed by the USDA takes into consideration soil limitations, the risk of damage when the soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are unsuitable for agriculture. Generally, as the ratings of the capability classification system increase, the yields and profits are more difficult to obtain. A general description of soil classification, as defined by the National Resource Conservation Service (NRCS), is provided in **Table 4.1-4**.

## 4.1 AGRICULTURE

**TABLE 4.1-4  
SOIL CAPABILITY CLASSIFICATION**

Class	Definition
I	Soils have few limitations that restrict their use.
II	Soils have moderate limitations that reduce the choice of plants, or that require special conservation practices.
III	Soils have severe limitations that reduce the choice of plants, require conservation practices, or both.
IV	Soils have very severe limitations that reduce the choice of plants, require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limits their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitation that preclude their use for commercial plant production and restrict their use to recreation, wildlife habitat, or water supply, or to aesthetic purposes.

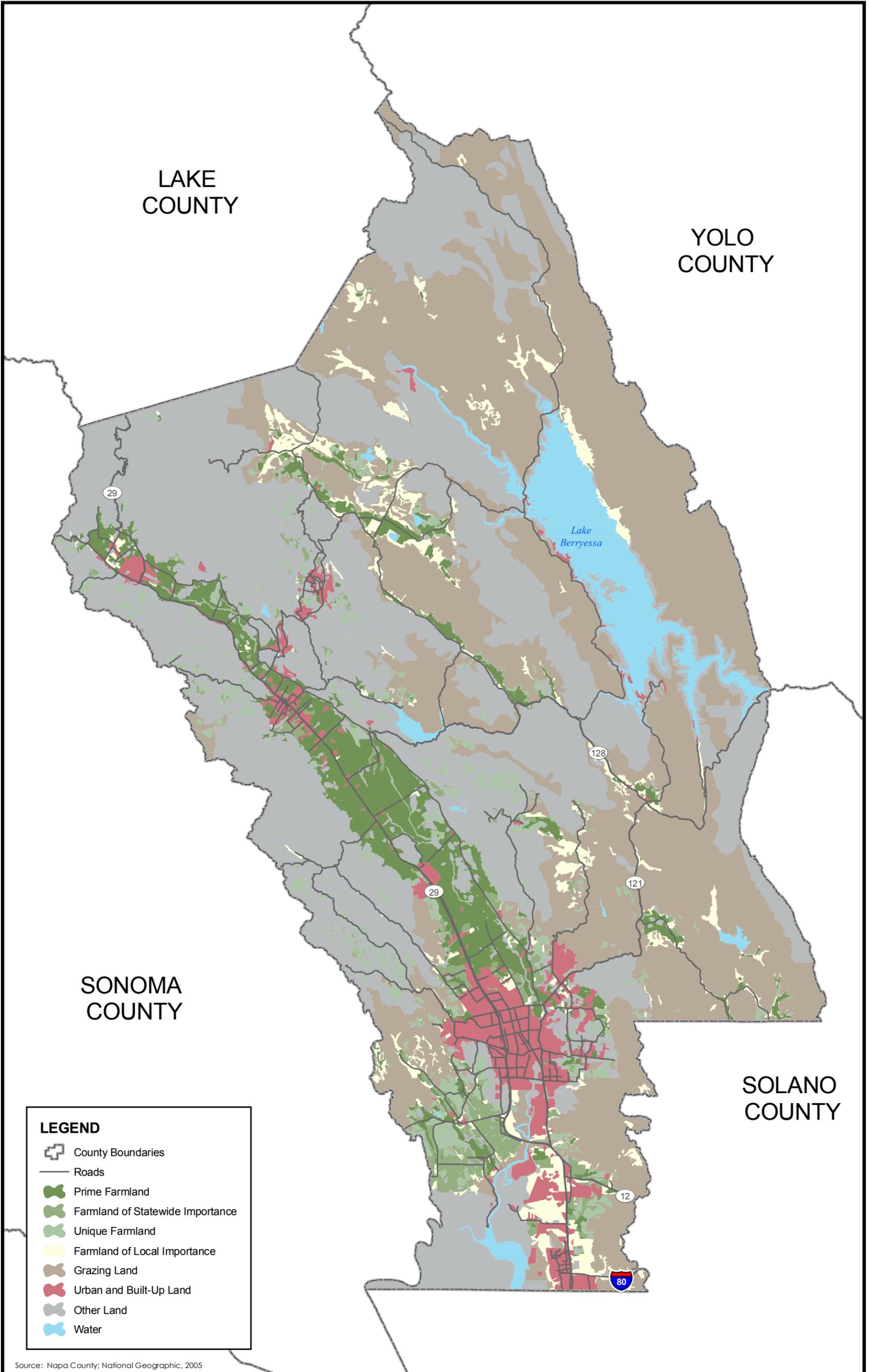
Source: USDA Soil Conservation Service.

### Farmland Mapping and Monitoring Program

The FMMP was established in 1982 to continue the important Farmland mapping efforts begun in 1975 by the USDA-SCS. The intent of the USDA-SCS was to produce agricultural resource maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA-SCS developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland Maps are derived from the USDA-SCS soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA-SCS with completing its mapping in the state. The FMMP was created within the California Department of Conservation (DOC) to carry on the mapping activity on a continuing basis, and with a greater level of detail. The DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the SCS and Storie Index Rating Systems, but also consider physical conditions such as a dependable water supply for agricultural production, soil temperature range, depth of the ground water table, flooding potential, rock fragment content, and rooting depth.

Important Farmland Maps for California are compiled using the modified LIM criteria (as described below) and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into the surrounding classification. The Important Farmland Maps identify five agriculture-related categories: prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing land. Each is summarized below, based on *A Guide to the Farmland Mapping and Monitoring Program (1994)*, prepared by the Department of Conservation. **Table 4.1-5** tabulates the acres and percentage of land area for by FMMP category, while **Figure 4.1-2** shows the mapped categories. The FMMP data is updated and released every two years. The most current information available from the FMMP is from 2004. This information is presented below. Farmland data for 2006 is currently being gathered and is



Source: Napa County; National Geographic, 2005



FIGURE 4.1-2  
STATE DESIGNATED IMPORTANT FARMLANDS

not yet available. Descriptions and information on each farmland classification are presented below. As defined in Public Resources Code Section 21060.1 and State CEQA Guidelines Appendix G, "agricultural land" that is of concern under environmental review includes designated Prime Farmland, Unique Farmland and Farmland of Statewide Importance.

### Prime Farmland

Prime Farmland is land that has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

### Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland that has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

### Unique Farmland

Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

### Farmland of Local Importance

As defined by the state, Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use. In a few counties the local advisory committee has elected to additionally define areas of Local Potential (LP) farmland. This land includes soils that qualify for Prime Farmland or Farmland of Statewide Importance, but generally are not cultivated or irrigated. However, the Board of Supervisors in each County within the state has the authority to adopt or recommend changes to the category of Farmland of Local Importance.

In Napa County, Farmland of Local Importance includes areas of soils that meet all the characteristics of Prime Farmland or of additional Farmland of Statewide Importance with the exception of irrigation. These farmlands include dryland grains, haylands, and dryland pasture.

## 4.1 AGRICULTURE

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### Urban and Built-up Land

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

### Other Land

Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

### Water

Perennial water bodies with an extent of at least 40 acres.

**TABLE 4.1-5  
NAPA COUNTY FMMP FARMLAND SUMMARY (2004)**

<b>Land Type</b>	<b>Acres</b>	<b>Percent of Land Area</b>
Prime Farmland	32,447	6.41%
Farmland of Statewide Importance	9,792	1.94%
Unique Farmland	17,812	3.52%
Farmland of Local Importance	19,279	3.81%
Grazing Land	179,906	35.56%
Urban and Built-up Land	22,245	4.40%
Other Land	201,982	39.93%
Water	22,396	4.43%
<b>Total Land Area</b>	<b>505,859</b>	<b>100%</b>

*Source: California Department of Conservation 2004*

### Napa County Soil Characteristics

Napa County is comprised of over 80 different types of soils with different capabilities for potential agricultural production. The FMMP system categorizes the soils by their production capability as well. **Table 4.1-6** presents the predominant soils types by percentage of total land area and soil capability classification. The soils shown in **Table 4.1-6** represent approximately 50% of all the soil types within the County. Soils are discussed in further detail in Section 4.10 (Geology and Soils).

**TABLE 4.1-6**  
**NAPA COUNTY SOIL CHARACTERISTICS**

Soil Map Symbol and Name		Percent of Land Area	Soil Capability Classification
114	Bressa-Dibble Complex (30 to 50% slope)	12.3%	VI
154	Henneke Gravelly Loam (30 to 75% slope)	10.9%	VII
163	Maymen-Millsholm-Lodo Association (30 to 75% slope)	6.2%	VII
115	Bressa-Dibble Complex (50 to 75% slope)	4.4%	VII
152	Hambright Rock Outcrop Complex (30 to 75% slope)	3.8%	VII
140	Forward Gravelly Loam (30 to 75%)	3.7%	VII
179	Sobrante Loam (30 to 50% slope)	3.0%	VI
177	Rock Outcrop-Kidd Complex (50 to 75% slope)	2.9%	VIII
104	Bale Clay Loam (0 to 2% slopes)	2.4%	II

*Soil Capability Classification generally shows the suitability of soils for most kind soft field crops. The groups are made according to the limitations of the soil when used field crops, the risk of damage when they are used, and they way they respond to treatment. The grouping does not take into account major and generally expensive land forming that would change slope, depth or other characteristics of the soils; does not take into consideration possible, but unlikely, major reclamation project, and does not apply to crops requiring special management.*

*Refer to Section 4.10 (Geology and Soils) for Soil Capability Classification Descriptions.*

*Source: USDA NRCS. Soil Survey of Napa County 1993.*

## NAPA COUNTY FARMLAND CONVERSION TRENDS

**Table 4.1-7** summarizes changes farmland classifications (as defined by the FMMP) since 1984. As identified in this table, the primary conversion of farmland in the County has been to higher classifications of farmlands. Farmlands of concern under CEQA (Prime Farmland, Unique Farmland and Farmland of Statewide Importance) have increase in acreage over the last 20 years from 42,458 acres (8.4% of total lands in the County) in 1984 to 60,051 acres (11.87% of total lands in the County) in 2004. In comparison, urban development in the County (including incorporated and unincorporated areas) has increased from 17,450 acres (3.45% of total lands in the County) to 22,245 acres (4.40% of total lands in the County) in 2004. Based on review of California Department of Conservation farmland conservation reports and associated mapping and vineyard development mapping, this increase in higher classifications of farmland has been as a result of vineyard development converting lower classifications of farmland (e.g., the establishment of irrigation in areas where it did not previously exist).

## 4.1 AGRICULTURE

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### TIMBER RESOURCES

Timber harvesting within Napa County is governed by the California Department of Forestry and Fire Protection (CDF) Forest Practice Program. The program adheres to the California Forest Practice Rules, Title 14, California Code of Regulations, Chapters 4, 4.5 and 10. As described in 14 CCR 895.1 of the rules, "commercial timber species" are all of the species listed in Group A and those in Group B that are found on lands where the species in Group A are now growing naturally or have grown naturally in the recorded past for the Northern and Coast Forest Districts<sup>1</sup>. **Table 4.1-8** presents the species included in these groups.

The County currently has approximately 40,500 acres of potential timberland. This acreage is determined based on the criteria of species composition and does not include other factors, such as soil type, that can influence CDF's determination (and ultimate jurisdiction) of what is or is not commercial timberland. **Table 4.1-9** below lists potential timberland by timber group and evaluation area.

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<sup>1</sup> Generally, the portion of the County west of Highway 29 and 128 is within the Coast District and the area east of Highway 29 and 128 are within the Northern District.

TABLE 4.1-7  
FARMLAND CONVERSION TRENDS 1984 - 2004

Land Type	1984		1988		1992		1996		2000		2004		Change Since 1984
	Acres	Percent of Land Area											
Prime Farmland	25,870	5.11%	27,803	5.50%	28,467	5.63%	29,519	5.84%	31,515	6.23%	32,447	6.41%	6,577 acres 20.27%
Farmland of Statewide Importance	4,806	1.00%	5,842	1.15%	7,264	1.44%	7,432	1.47%	9,082	1.80%	9,792	1.94%	4,986 acres 50.91%
Unique Farmland	11,782	2.33%	12,995	2.57%	15,202	3.01%	15,027	2.97%	16,705	3.30%	17,812	3.52%	6,030 acres 33.85%
Farmland of Local Importance	26,970	5.33%	25,785	5.10%	22,764	4.50%	22,142	4.38%	21,104	4.17%	19,279	3.81%	(7,691) acres (28.52%)
Grazing Land	191,670	37.90%	189,537	37.47%	187,324	37.03%	186,722	36.91%	180,920	35.76%	179,906	35.56%	(11,764) acres (6.14%)
Urban and Built-up Land	17,450	3.45%	18,450	3.65%	19,824	3.92%	20,325	4.02%	21,114	4.17%	22,245	4.40%	4,795 acres 21.56%
Other Land	204,767	40.48%	202,903	40.11%	202,413	40.01%	202,157	39.96%	203,024	40.13%	201,982	39.93%	(2,785) acres (1.40%)
Water	22,545	4.46%	22,545	4.46%	22,603	4.47%	22,535	4.45%	22,397	4.43%	22,396	4.43%	(149) acres (0.66%)

Source: California Department of Conservation 1984, 1988, 1992, 2000, 2004.

**TABLE 4.1-8  
COMMERCIAL TIMBER SPECIES**

<b>Coast Forest District</b>	
<b>Group A</b>	<b>Group B</b>
Coast Redwood ( <i>Sequoia sempervirens</i> )	Tanoak ( <i>Lithocarpus densiflorus</i> )
Incense Cedar ( <i>Libocedrus decurrens</i> )	Golden Chinkapin ( <i>Castanopsis chrysophylla</i> )
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	Red Alder ( <i>Alnus rubra</i> )
Port Orford Cedar ( <i>Chamaecyparis lawsoniana</i> )	Pepperwood ( <i>Umbellularia californica</i> )
Grand Fir ( <i>Abies grandis</i> )	White Alder ( <i>Alnus rhombifolia</i> )
California Red Fir ( <i>Abies magnifica</i> )	Oregon White Oak ( <i>Quercus garryana</i> )
Western Hemlock ( <i>Tsuga heterophylla</i> )	Eucalyptus ( <i>Eucalyptus species</i> )
White Fir ( <i>Abies concolor</i> )	California Black Oak ( <i>Quercus kelloggii</i> )
Western Redcedar ( <i>Thuja plicata</i> )	Pacific Madrone ( <i>Arbutus menziesii</i> )
Jeffrey Pine ( <i>Pinus jeffreyi</i> )	
Bishop Pine ( <i>Pinus muricata</i> )	
Ponderosa Pine ( <i>Pinus ponderosa</i> )	
Monterey Pine ( <i>Pinus radiata</i> )	
Sugar Pine ( <i>Pinus lambertiana</i> )	
Sitka Spruce ( <i>Picea sitchensis</i> )	
Western White Pine ( <i>Pinus monticola</i> )	
<b>Northern Forest District</b>	
<b>Group A</b>	<b>Group B</b>
Sugar Pine ( <i>Pinus lambertiana</i> )	Knobcone Pine
Coast Redwood ( <i>Sequoia sempervirens</i> )	Digger Pine
Ponderosa Pine ( <i>Pinus ponderosa</i> )	California Black Oak ( <i>Quercus kelloggii</i> )
Jeffrey Pine ( <i>Pinus jeffreyi</i> )	Oregon White Oak ( <i>Quercus garryana</i> )
Western White Pine ( <i>Pinus monticola</i> )	Tanoak ( <i>Lithocarpus densiflorus</i> )
Lodgepole Pine ( <i>Pinus contorta</i> )	Mountain Hemlock ( <i>Tsuga mertensiana</i> )
White Fir ( <i>Abies concolor</i> )	Brewer Spruce ( <i>Picea breweriana</i> )
California Red Fir ( <i>Abies magnifica</i> )	Engleman Spruce ( <i>Picea engemania</i> )
Noble Fir ( <i>Abies procera</i> )	Sierra Redwood ( <i>Sequoiadendron giganteum</i> )
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	Golden Chinkapin ( <i>castanopsis chrysophylla</i> )
Incense Cedar ( <i>Libocedrus decurrens</i> )	Foxtail Pine ( <i>Pinus balfouriana</i> )
Port Orford Cedar ( <i>Chamaecyparis lawsoniana</i> )	White Alder ( <i>Alnus rhombifolia</i> )
	Monterey Pine ( <i>Pinus radiata</i> )
	Pacific Madrone ( <i>Arbutus menziesii</i> )
	California Laurel ( <i>Umbellularia californica</i> )
	Western Juniper ( <i>Juniperus occidentalis</i> )

Source: California Forest Practice Rules, 2006.

**TABLE 4.1-9  
ACRES OF POTENTIAL TIMBERLAND BY EVALUATION AREA**

<b>Evaluation Area</b>	<b>Group A</b>	<b>Group B</b>	<b>Totals</b>
Angwin Area	1,520	342.01	1,862.01
Berryessa Area	0	164	164
Central Interior Valleys	414	876	1,290
Eastern Mountains	7,374	3,501	10,875
Knoxville Area	0	77	77
Lower Napa Valley	4,094	2,522	6,616
Livermore Ranch Area	0	1.2	1.2
Napa Valley Floor	916.1	158	1,074.1
Pope Valley	2507	747	3,254
Southern Interior Valleys	0	427	427
Western Mountains	12,934	1,959	14,902
<b>County Totals</b>	<b>29,786.1</b>	<b>10,774.21</b>	<b>40,542.31</b>

Source: SSURGO, 2004.

#### **4.1.2 REGULATORY FRAMEWORK**

##### STATE

##### **Williamson Act**

The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners pay lower taxes based upon farming and open space uses as opposed to full market value. Private land within locally designated agricultural preserve areas is eligible for enrollment under contract. The minimum term for contracts is ten years. However, since the contract term automatically renews on each anniversary date of the contract, the actual term is essentially indefinite unless the landowner or County enacts non-renewal procedures.

The County currently has approximately 69,500 acres of land under Williamson Act Contract. **Table 4.1-10** tabulates the enrollment of lands into contract from 1991 to 2005. **Figure 4.1-3** presents a map of all lands under Williamson Act Contract as of 2005.

## 4.1 AGRICULTURE

**TABLE 4.1-10**  
**NAPA COUNTY WILLIAMSON ACT ENROLLMENT 1991-2005**

Year	Total
1991	61,133
1992	61,854
1993	62,017
1994	64,640
1995	65,534
1996	65,876
1997	57,503
1998	66,981
1999	67,602
2000	67,723
2001	68,067
2002	68,589
2003	68,598
2004	69,159
2005	69,467

*Source: California Department of Conservation, 2004. Napa County Conservation, Development and Planning Department. June 2006.*

### Forest Practices Rules

The California Department of Forestry and Fire Protection (CDF) implement the laws that regulate timber harvesting on privately-owned lands. These laws are contained in the Z'berg-Nejedly Forest Practice Act of 1973 which established a set of rules known as the Forest Practice Rules (FPRs) to be applied to forest management related activities (i.e. timber harvests, timberland conversions, fire hazard removal, etc.). They are intended to ensure that timber harvesting is conducted in a manner that will preserve and protect fish, wildlife, forests and streams. Under the Forest Practices Act, a Timber Harvesting Plan (THP) is submitted to CDF by the landowner outlining what timber is proposed to be harvested, harvesting method, and the steps that will be taken to prevent damage to the environment. If the landowner intends to convert timberland to non-timberland uses, such as a winery or vineyard, a Timberland Conversion Permit (TCP) is required in addition to the THP. It is CDF's intent that a THP shall not be approved which fails to adopt feasible mitigation measures or alternatives from the range of measures set out or provided for in the Forest Practice Rules, which would substantially lessen or avoid significant adverse environmental impacts resulting from timber harvest activities. THPs are required to be prepared by Registered Professional Foresters (RPFs) who are licensed to prepare these plans (CDF, 2006). For projects involving TCPs, CDF acts as lead agency under CEQA, and the County acts as a responsible agency.

In 2003, the Napa County Board of Supervisors unanimously adopted a resolution that sought amendments to the FPRs to provide additional protections to water quality resources in the County's domestic water supply watersheds, and to ensure that timber operations conducted under a TCP complied with the County's Conservation Regulations (i.e. stream setbacks, adequate erosion control measures, vegetation retention standards, etc). The amendments

STATE OF CALIFORNIA  
Arnold Schwarzenegger, Governor

THE RESOURCES AGENCY  
Mike Chrisman, Secretary for Resources

DEPARTMENT OF CONSERVATION  
Bridgett Luther Thompson, Director

# Napa County Williamson Act Lands 2005

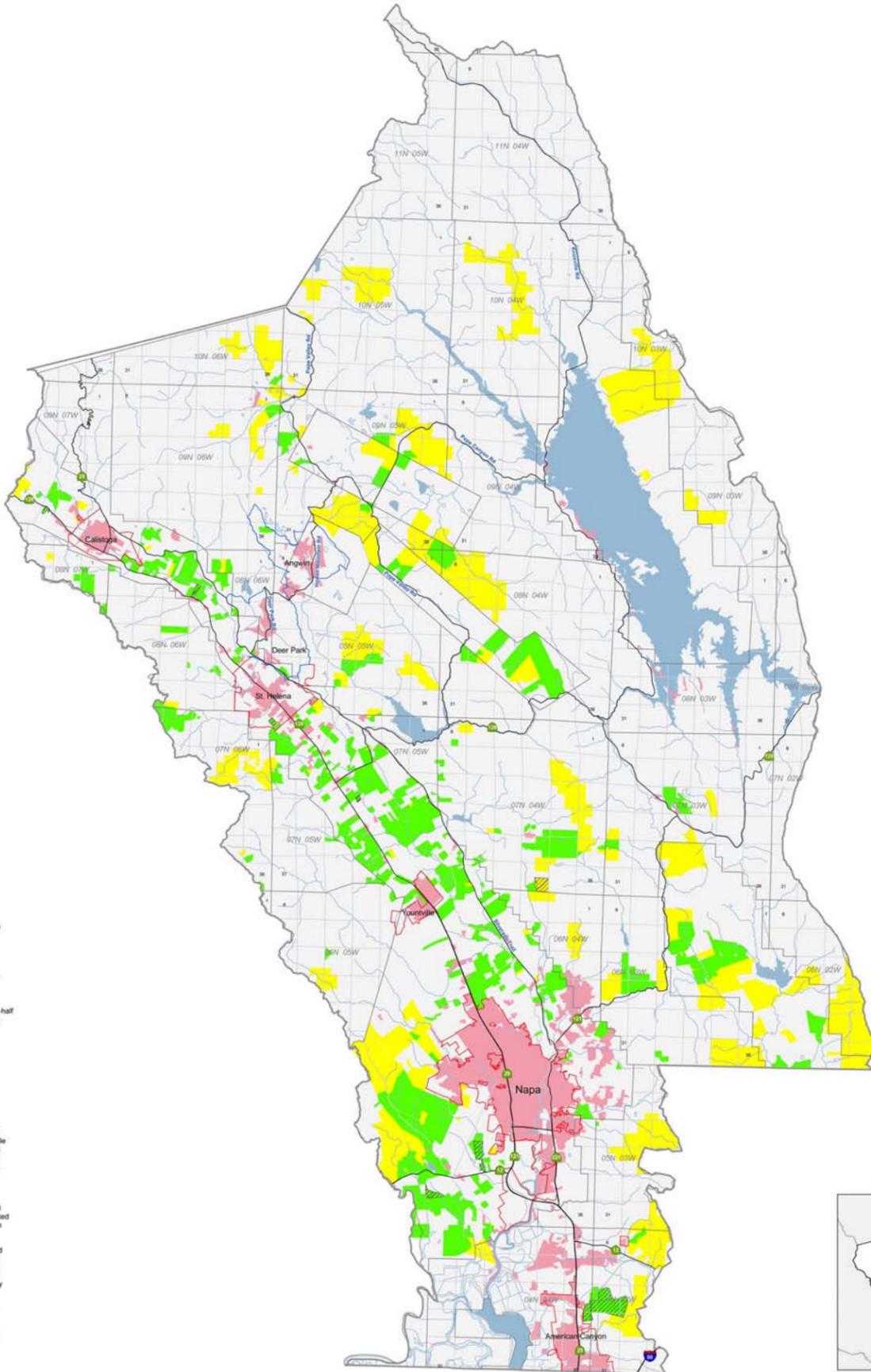
Land Enrolled in Williamson Act and Farmland Security Zone Contracts as of 01-01-2005

Department of Conservation  
Division of Land Resource Protection

- Williamson Act - Prime Agricultural Land
- Williamson Act - Non-Prime Agricultural Land
- Williamson Act - Land in Non-Renewal
- Non-Enrolled Land
- Urban and Built-up Land
- Water
- Incorporated City Limits
- Un-Incorporated City Limits
- Public Land Survey System
- Highways



1:100,000



**Williamson Act - Prime Agricultural Land**  
Land that is enrolled under California Land Conservation Act contract which meets any of the following criteria:  
1. Land which is class I or class II in the Natural Resources Conservation Service land use capability classification system;  
2. Land which rates 80 to 100 in the Stone Index Rating system;  
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;  
4. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre;  
5. Land which has returned from the production of unprocessed agricultural plant production with an annual gross value of not less than two hundred dollars per acre for three of the previous five years.

**Williamson Act - Non-Prime Agricultural Land**  
Land enrolled under California Land Conservation Act contract which does not meet any of the criteria for classification as Prime Agricultural Land. Non-Prime Land is defined as Open Space Land of Statewide Significance under the California Open Space Subvention Act and may be identified as such in other documents. Most Non-Prime Land is in agricultural uses such as grazing or non-irrigated crops. However, Non-Prime Land may also include other open space uses which are compatible with agriculture and consistent with local general plans.

**Williamson Act - Agricultural Land in Non-Renewal**  
A Notice of Non-Renewal starts the non-renewal period. During the Non-renewal process, the annual tax assessment gradually increases. At the end of the non-renewal period, the contract is terminated.

**Non-Enrolled Land**  
Land occupied by structures with a density of at least one unit to one and one-half acres. Developed Land data is provided by the Department of Conservation's Farmland Mapping and Monitoring Program.

**Urban and Built-up Land**  
County land not enrolled with the Williamson Act Program.

The California Land Conservation Act of 1965 - commonly referred to as the Williamson Act - is the State's primary program for the conservation of private land in agricultural and open space use. It is a voluntary, locally administered program that offers preferential property taxes on lands which have enforceable restrictions on their use via contracts between individual landowners and local governments. For more information on the Williamson Act please contact the Department of Conservation, 801 K Street, MS13-71, Sacramento, CA 95814. Phone (916) 324-6950; email: dco@conservation.ca.gov

Maps depicting Williamson Act enrollment are produced in cooperation with the participating counties and the California Department of Conservation's Division of Land Resource Protection using manual cartographic methods and Geographic Information Systems. The Department of Conservation is mandated to record, analyze and publish data regarding areas enrolled under Williamson Act contract.

The information necessary to depict areas enrolled under contract was derived from sources supplied by county planning agencies and / or assessor offices. This map is intended for internal review and update only and should be used within the limits of this purpose. All questions regarding the contract status of specific property should be directed to the county assessor or planning agency office.

The Department of Conservation makes no warranties as to suitability of this map for any particular purpose.

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California Legislative Districts

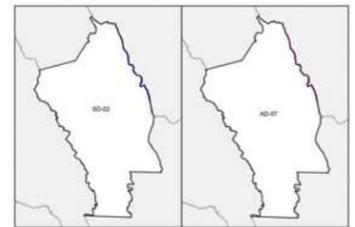


FIGURE 4.1-3  
NAPA COUNTY WILLIAMSON ACT LANDS 2005

were not adopted by the State Board of Forestry, and have effectively become unnecessary due to improved communication between the County, the State Department of Forestry, and the registered professional foresters working in Napa County. THPs/TCPs approved and issued by the State include an erosion control plan that has been prepared to the requirements of the Conservation Regulations. It is the County's position that projects for which a TCP is required must comply with the County's Conservation Regulations.

### LOCAL

#### **Napa County Zoning Ordinance- Agricultural Zoning Districts**

Title 18 of the Napa County Code contains three agricultural zoning designations: the Agricultural Watershed (AW), Agricultural Preserve (AP), and the Agricultural Combination (:A) district.

The AW zoning classification is intended for those areas of the County where the predominant use is agriculturally oriented; or where watershed areas, reservoirs and floodplain tributaries are presently located or where development would adversely impact on all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety and welfare.

The AP zoning classification is applied to the fertile valley and foothill areas of Napa County containing existing agriculture and where agriculture should continue to be the predominant land use, where uses incompatible to 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.

The :A district classification is applied in predominantly residential areas where agriculture is and should continue to be a compatible land use. Agricultural zoning provides for a minimum parcel size of 40 acres, with one residence per parcel in the County's AP zone on the Valley floor, and a 160 acre minimum parcel size with one residence per parcel (plus a small second unit) in the agricultural watershed (AW) covering the hillsides.

#### **Napa County Code Section 2.94 - Right to Farm Ordinance**

The County Code contains a Right to Farm (Chapter 2.94, County Code) provision, which states that the County has determined that the highest and best use for agricultural land is to develop or preserve lands for the purposes of agricultural operations. The County will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards, and operated in a non-negligent manner. The County requires that prior to the issuance of a permit, lease, license, certificate, or other entitlement for use of a parcel adjacent to agricultural land that the owner(s) of the property must sign a statement acknowledging that they are aware of the "right to farm" policy of the County. As defined under this ordinance, an "agricultural operation" includes all operations necessary to conduct agriculture including, but not be limited to, preparation, tillage, and maintenance of the soil or other growing medium, the production, irrigation, frost protection, cultivation, growing, raising, breeding, harvesting, or processing of any living organism having value as an agricultural commodity or product, and any commercial practices performed incident to or in conjunction with such operations on the site where the agricultural product is being produced, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

## 4.1 AGRICULTURE

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### Napa County Code Sections 18.104.340, 310, 320, and 330. Farm Worker Housing and Labor Camps

The Napa County Code contains provisions for farm worker housing and camps. These provisions establish requirements for development of permanent and seasonal housing for farm workers. The requirements include development standards, occupancy limitations, parking standards, affordability provisions, and require compliance with health, safety and building codes.

### Napa County Agricultural Preserves/Participation in Williamson Act

Napa County entered into Williamson contracts in 1969 following the establishment of the Napa Valley and Wooden Valley Agricultural Preserves. These contracts, called Type "A" contracts, were intended to be applied to land located in these Preserves. The Type "A" contract is still being offered, although it has been revised over the years to reflect changes in State law. The Type "A" contract, once executed, is automatically renewed each year for a 10-year period unless it is non-renewed following notice by either party, or cancelled following a public hearing by the Board of Supervisors. A single contract can be applied to only one parcel. Once under contract, the parcel cannot be divided.

During the years following the establishment of the Type "A" contract, the County considered, offered or withdrew other types of agricultural contracts. Today, what remains are the Type "A" contracts, a few Type "F" contracts, and its replacement, the Type "H" contract. A special Type "E" contract applying to quarries was introduced in 1996 to preserve the maximum amount of non-prime agricultural land by allowing mineral extraction operations that sustain the economic viability of the parcel while maintaining its open space quality.

The Type "H" contract is similar to the Type "A" contract, except that the qualifying parcel size is 40 acres unless the annual production value per acre meets State standards, in which case the minimum parcel size is 10 acres and there is a minimum imputed income table based on the size of the parcel.

The Type "F" contract (no longer available) was limited in its application to an aggregate area of 11 to 160 acres and contained a more favorable imputed income table than the Type "H" contract. However, there were some disincentives to its use, including features such as a 20-year term, a transfer fee payable to the County upon sale of the property and adjustment of the minimum imputed income table based on changes in the Consumer Price Index.

**Table 4.1-11** tabulates the amount of land under Williamson Act contract by the contract type. The contract types are as follows:

**TABLE 4.1-11  
WILLIAMSON ACT CONTACTS AND ACREAGE (2005)**

Type	Contracts	Acres
A	247	12,006
E	1	453
F	20	3,086
H	310	53,922
Total	578	69,467

*Source: Napa County Conservation, Development and Planning Department. June 2006.*

**Measure J**

Measure J, the Agricultural Lands Preservation Initiative, enacted by a vote of the people on November 6, 1990, is intended to preserve the County's agricultural lands, which have a General Plan land use designation of Agricultural Resource (AR) or Agricultural, Watershed & Open Space (AWOS). Pursuant to the initiative and to resulting General Plan policies, any change to these land use map designations requires a vote of the people known as a Measure J vote. For a full description of Measure J refer to Section 3.0 (Project Description).

**4.1.3 IMPACTS AND MITIGATION MEASURES****STANDARDS OF SIGNIFICANCE**

An agricultural resources impact is considered significant if implementation of the General Plan Update would result in any of the following (based on State CEQA Guidelines Appendix G):

- 1) Conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance (subsequently to as "farmlands of concern under CEQA"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and defined by Public Resources Code Section 21061.1, to non-agricultural use.
- 2) Result in a net decrease in the amount of designated agricultural land in the County, as represented by the Agricultural Resource and Agriculture, Watershed, and Open Space designations on the current Napa County General Plan Land Use Map.
- 3) Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- 4) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conflicts with agricultural use or agricultural operations (e.g. placement of urban and other uses adjacent to agricultural uses resulting in potential conflicts).

**METHODOLOGY**

Evaluation of potential agricultural impacts of the proposed General Plan Update was conducted by comparing the alternatives to the existing setting as described above and in the BDR. The agricultural analysis is also based on information gathered from the California Department of Conservation Farmland Conversion Report, the California Department of Conservation Important Farmlands Map, the Soil Survey of Napa County, California, and the Napa County Agricultural Commissioner's Report.

The evaluation of the potential impacts to agricultural lands considers (a) whether the proposed General Plan Update alternative land use maps could directly result in the loss of important farmland as defined by the state as well as land areas currently designated for agricultural use under the current Napa County General Plan; (b) whether policy provisions under Alternatives A, B and/or C or the proposed land use maps would result in conflicts to agricultural uses; and, (c) whether Alternatives A, B, and/or could result in growth pressures that could result in the future conversion of agricultural lands to non-agricultural uses.

## 4.1 AGRICULTURE

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### PROJECT IMPACTS AND MITIGATION MEASURES

#### Conversion of Agricultural Lands to Non-Agricultural uses

**Impact 4.1.1** Implementation of the proposed General Plan Update could directly or indirectly result in the loss of Prime Farmland, Unique Farmland, Farmland of Statewide Importance to non-agricultural uses, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (Significant and Mitigable - All Alternatives).

According to the California State Department of Conservation Important Farmland Map as indicated in **Table 4.1-5**, the County contains approximately 32,447 acres of Prime Farmland, 9,792 acres of Farmland of Statewide Importance and 17,812 acres of Unique Farmland.

As identified in **Table 4.1-8**, the primary conversion of farmland in the County has been to higher classifications of farmlands. Farmlands of concern under CEQA (Prime Farmland, Unique Farmland and Farmland of Statewide Importance) have increased in acreage over the last 20 years from 42,458 acres (8.4% of total lands in the County) in 1984 to 60,051 acres (11.87% of total lands in the County) in 2004. In comparison, urban development in the County (including incorporated and unincorporated areas) has increased from 17,450 acres (3.45% of total lands in the County) to 22,245 acres (4.40% of total lands in the County) in 2004. Based on review of California Department of Conservation farmland conservation reports and associated mapping and vineyard development mapping, this increase in higher classifications of farmland has been as a result of vineyard development converting lower classifications of farmland.

As noted in Section 3.0 (Project Description), the County anticipates 10,000 to 12,500 acres of new vineyard development by year 2030 that could occur under each of the three alternatives. Since there is no way to predict precisely where new vineyard development will occur, the County has developed several representative distributions, as explained in Appendix H. When these hypothetical scenarios are compared to the state classified farmlands shown in **Figure 4.1-2**, they demonstrate the likelihood that the trend of increased acreage of higher farmland classifications in the County would continue through year 2030. Also, the County's voter-initiated Measure J, which prohibits the Board of Supervisors from re-designating agricultural land (as shown on the General Plan Land Use Map) for non-agricultural purposes serves to limit the potential for conversion of state-designated farmland to other uses.

Alternatives A, B and C would all include policies intended to protect and preserve agricultural land. Nonetheless, the General Plan Update (all alternatives) would not explicitly preclude the conversion of farmlands of concern under CEQA (Prime Farmland, Unique Farmland and Farmland of Statewide Importance) to other uses in the future. This conversion potential is discussed further below by alternative.

In addition to state defined important farmlands, implementation of the General Plan Update could result in timberland conversion. Approximately 40,500 acres of timberland exist throughout the County. These timberland areas are spread throughout the County and occur on various types of topography, including steep slopes. Approximately 4,900 acres of timberland throughout the County are owned by public entities including the incorporated cities, the State of California, Napa County, and the Federal Government. Approximately 1,400 acres are owned by the Napa County Land Trust and an additional 280 acres are owned by the Biological Field Studies Association. It is unlikely that these timberlands would be permanently converted. The conversion of timberland to residential, agricultural and other non-timber uses would be permitted under the General Plan Update and the existing County Code (e.g., conservation

regulations). Approximately, 17,200 acres of timberland exist in areas designated for agriculture (Napa County GIS data, 2006). These timberlands could be permanently converted into vineyards or other agricultural activity. However, timberland production and agricultural uses are considered similar uses by the County and timberland conversion to agricultural uses would not be considered significant under this impact. The environmental effects of potential timberland conversion in the County (for example, effects related to biological resources and water quality) are addressed in later sections of this DEIR.

Alternative A

With no substantive policy changes, Alternative A would allow development to proceed under policies similar to the current General Plan and associated land use map (see **Figure 3.0-4**). Thus, development would be directed at the existing cities and urban and rural designated areas of the unincorporated County. Because portions of the cities and designated areas of the County contain farmlands of concern under CEQA (Prime Farmland, Unique Farmland and Farmland of Statewide Importance), continued development in these areas could result in the further loss of some these farmlands. Also, because the Hess Vineyard would retain its industrial land use designation under this alternative, it could potentially be re-zoned and developed as an industrial area, resulting in a loss of important farmland. **Table 4.1-12** summarizes the State designated farmlands within the unincorporated portion of the County that could be converted to an urban or rural use under Alternative A (based on its land use map). As identified in **Table 4.1-12**, this alternative could result in the conversion of farmlands of concern under CEQA (up to 2,049 acres), although as discussed above, the overall trend in the County is likely to be towards increased farmlands. The potential for conversion of state farmland would be **significant and mitigable** with the implementation of mitigation measures identified below.

**TABLE 4.1-12**  
**STATE DESIGNATED FARMLANDS THAT COULD BE CONVERTED TO URBAN OR RURAL USE UNDER ALTERNATIVE A**

Farmland Type	Potential Conversion Within Rural/Urban Limits But Outside of Current City Boundaries (Acres)	Total Potential Conversion Within Unincorporated Area of County (Acres)
Prime Farmland	247	1,197
Farmland of Statewide Importance	168	635
Unique Farmland	59	217
Farmland of Local Importance	162	2,119
Grazing Land	109	2,123
<b>Total</b>	<b>745</b>	<b>6,291</b>

*Note: The potential conversions listed above are based on the assumption that land areas designated for non-agricultural use on the existing County General Plan Land Use Map are fully developed by year 2030, which is not projected (see Section 4.3 [Population/Housing/Employment] for details regarding projected growth by year 2030.*

Continued expansion of agricultural operations could involve the use of farmland by supporting uses and facilities (e.g., winery sites may consist of up to 15 acres of impervious surfaces under County Code Section 18.104.220). However, these potential uses of farmland are not considered significant since these supporting uses are locally considered part of "agriculture" and are intensively regulated (in terms of size, intensity, etc.). It should be noted that since release of the NOP, the County has adopted a "Farm Management" Ordinance that allows for the establishment and operation of new farm management uses in areas zoned as agriculture.

## 4.1 AGRICULTURE

According to the market-demand analysis conducted by KMA Associates (see **Appendix B**), projected demand for industrial land under Alternative A would not exceed the supply of land designated for industrial purposes. Thus, there would be ample industrial areas to support the wine industry (and other enterprises), and there would not be substantial new development pressures placed on agricultural land due to the demand for industrial space. Conversely, Alternative A would not designate any new land for housing development and would perpetuate an imbalance between jobs and housing in the County. (see Section 4.3, Population, Housing, Employment.) This would tend to increase development pressure on agricultural land over time, and could ultimately lead to a loss of farmlands of concern under CEQA (whether within the unincorporated County or incorporated jurisdictions).

Alternative A would implement the policies of the existing General Plan related to agricultural preservation.

### Alternative B

Alternative B land use map would be similar to Alternative A, except that it would re-designate the 241.11 acre Hess Vineyard from "Industrial" to "Agriculture, Watershed and Open Space" on the General Plan Update Land Use Map, eliminating the possibility that this land could be converted to non-agricultural uses. This alternative also includes the re-designation of the Napa Pipe and Pacific Coast/Boca sites from industrial to commercial and residential mixed-use development. Allowing redevelopment of these two sites with a significant number of new dwelling units could relieve some of the development pressure on farmland within and adjacent to existing urban and rural-residential areas. **Table 4.1-13** summarizes the State designated farmlands within the unincorporated portion of the County that could be converted to an urban or rural use under Alternative B (based on its land use map). As identified in **Table 4.1-13**, this alternative could result in the conversion of farmlands of concern under CEQA (up to 1,797 acres), which would be less than Alternative A. Although the overall trend in the County is expected to be towards increased amounts of farmland, as discussed above, this potential conversion would be considered **significant and mitigable** with the implementation of mitigation measures identified below.

**TABLE 4.1-13**  
**STATE DESIGNATED FARMLANDS THAT COULD BE CONVERTED TO URBAN OR RURAL USE UNDER ALTERNATIVE B**

Farmland Type	Potential Conversion Within Rural/Urban Limits But Outside of Current City Boundaries (Acres)	Total Potential Conversion Within Unincorporated Area of County (Acres)
Prime Farmland	247	1,116
Farmland of Statewide Importance	168	508
Unique Farmland	59	173
Farmland of Local Importance	162	2,058
Grazing Land	109	2,111
<b>Total</b>	<b>745</b>	<b>5,966</b>

*Note: The potential conversions listed above are based on the assumption that land areas designated for non-agricultural use under Alternative B are fully developed by year 2030, which is not projected (see Section 4.3 [Population/Housing/Employment] for details regarding projected growth by year 2030.*

As noted for Alternative A, continued agricultural operations would also involve the use of farmland for supporting uses and facilities, and uses permitted as part of the definition of "agriculture" are intensively regulated and their potential expansion would not be considered significant.

Alternative B would also permit second units in lands designated as Agricultural Resource (AR). However, development of second units would be subject to the location and size requirements of the County Zoning requirements for second units (Chapter 18.104.180) as well as the County's Right to Farm Ordinance. Second units must conform to all height, setback, lot coverage, parking and other requirements applicable to the primary (main) dwelling of the zone in which the property is located. Attached second units would be limited in size to 30% of the square footage of the living area of the primary dwelling. Detached second units would not be allowed to exceed 1,200 square feet and could not be located further than 500 feet from the primary dwelling. This distance requirement could be increased in order to avoid an agricultural constraint or other environmentally sensitive areas. When developed in conformance with these requirements, second units would not result in conversion of farmlands of concern under CEQA. As a result, the agricultural conversion impacts of second unit development would be considered less than significant.

In addition to Alternative B's proposed land use map shown, this alternative would include roadway improvements (associated with the proposed General Plan Update Circulation Element), extension of recycled water to Coombsville and Carneros, as well as policy provisions for trails and public open space (proposed Recreation and Open Space Element in the General Plan Update). These activities could also result in the conversion of farmlands of concern under CEQA, an impact that would be mitigated via the measures included below.

According to the market-demand analysis conducted by KMA Associates (see **Appendix B**), projected demand for industrial land under Alternative B would not exceed the supply of land designated for industrial purposes, even though the Pacific Coast/Boca site would no longer be available for industrial uses and the Hess Vineyard would no longer represent an industrial "reserve" or hedge against future demand. Thus, there would be ample industrial areas to support the wine industry (and other enterprises), and there would not be substantial new development pressures placed on agricultural land due to the demand for industrial space.

### Alternative C

Alternative C would have similar impacts as Alternative B associated with potential conversion of on state designated farmland as Alternative B. However, the proposed land use map under Alternative C would include potential expansion of urban and rural land uses associated with the so-called "urban bubble" for the unincorporated community of Angwin, and a small area at the Pope Valley junction (which could be designated for non-agricultural use if the voters concur), as well as establishment of the RUL for the City of American Canyon. Also, Alternative C would involve a different mix and intensity of uses on the Napa Pipe and Pacific Coast/Boca sites than Alternative B (see Section 3.0, Project Description). **Table 4.1-14** summarizes the state designated farmlands within the unincorporated portion of the County that could be converted to an urban or rural use under Alternative C (based on its land use map and the proposed RUL for the City of American Canyon). As identified in **Table 4.1-14**, this alternative could result in the conversion of farmlands of concern under CEQA (up to 2,046 acres), which would be less than Alternative A. Although the trend in the County would likely be towards increasing amounts of state-designated farmland, as discussed above, this potential conversion would be considered **significant and mitigable** with the implementation of mitigation measures identified below.

## 4.1 AGRICULTURE

**TABLE 4.1-14**  
**STATE DESIGNATED FARMLANDS THAT COULD BE CONVERTED TO URBAN OR RURAL USE UNDER ALTERNATIVE C**

<b>Farmland Type</b>	<b>Potential Conversion Within Rural/Urban Limits But Outside of Current City Boundaries (Acres)</b>	<b>Total Potential Conversion Within Unincorporated Area of County (Acres)</b>
Prime Farmland	368	1,211
Farmland of Statewide Importance	248	587
Unique Farmland	140	248
Farmland of Local Importance	807	2,647
Grazing Land	208	2,145
<b>Total</b>	<b>1,771</b>	<b>6,838</b>

*Note: The potential conversions listed above are based on the assumption that land areas designated for non-agricultural use in Alternative C were fully developed by year 2030, which is not projected (see Section 4.3 [Population/Housing/Employment] for details regarding projected growth by year 2030).*

Alternative C would modify the definition of tours and tasting at wineries to include limited food service via wine-food pairings (as noted in Ag/Land Use Policy 12 in the Draft Plan being circulated for public comment concurrent with this Draft EIR). This alternative would also permit designated historic structures in agricultural areas to be rehabilitated and reused for non-agricultural uses under certain conditions, and would permit infrequent tours/tasking and marketing events as an accessory use within vineyards. With these policy changes, some additional commercial activities in agricultural areas could result. However, the number of historic resources is limited (refer to Section 4.12, Cultural and Paleontological Resources, for more information), vineyard marketing events would have to be "incidental" due to their classification as accessory uses, and winery activities are locally considered part of "agriculture" and are intensively regulated (in terms of size, intensity, etc.). For these reasons, resulting impacts would not be considered significant.

Alternative C would also permit second units in lands zoned AP. However, development of second units would be subject to the location and size requirements of the County Zoning requirements for second units (Chapter 18.104.180) as well as the County's Right to Farm Ordinance. Second units must conform to all height, setback, lot coverage, parking and other requirements applicable to the primary (main) dwelling of the zone in which the property is located. Attached second units would be limited in size to 30% of the square footage of the living area of the primary dwelling. Detached second units would not be allowed to exceed 1,200 square feet and could not be located further than 500 feet from the primary dwelling. This distance requirement could be increased in order to avoid an agricultural constraint or other environmentally sensitive areas. When developed in conformance with these requirements, second units would not result in conversion of farmlands of concern under CEQA. As a result, the agricultural conversion impacts of second unit development would be considered less than significant.

Alternative C would also include roadway improvements (associated with the proposed General Plan Update Circulation Element), extension of recycled water to Coombsville and Carneros, as well as policy provisions for trails and public open space (proposed Recreation and Open Space Element in the General Plan Update) as Alternative B and would result in the same impact, which would be mitigated via the measures included below.

Designation of the Napa Pipe site and the Boca/Pacific Coast sites for residential use could reduce development pressures on agricultural land. This reduction in development pressure associated with housing would be offset by an increased pressure related to the demand for industrial space. Based on the market analysis conducted by KMA Associates, the demand for industrial land under Alternative C would exceed the supply by the planning horizon of 2030 (see **Appendix B**). Thus, towards the end of the planning period, wine industry enterprises looking for support space would be forced to look outside the County, and there would be pressure either to redevelop existing industrial space at a greater intensity, or to expand the areas available for industrial development. Potential impacts on agricultural land could occur, however, shortfalls at the end of the 20 year planning horizon are by nature speculative, and there is a great deal of industrial land in the County that has been developed at a low intensity and that could be redeveloped to meet future needs. (Refer to KMA Report, **Appendix B**).

### Mitigation Measures

The following mitigation measures shall apply to all alternatives.

**MM 4.1.1a** As part of consideration of subsequent projects, the County shall evaluate individual rezoning, development and public projects to determine the potential for impacts on farmlands of concern under CEQA (defined as Prime Farmland, Unique Farmland and Farmland of Statewide Importance as mapped by the State Farmland Mapping and Monitoring Program) and avoid converting farmland where feasible.

**MM 4.1.1b** Where conversion of farmlands of concern under CEQA cannot be avoided, the County shall require (at minimum) long-term preservation of one acre of existing farmland of equal or higher quality for each acre of state designated Prime Farmland, Farmland of Statewide Importance and Unique Farmland that would be converted to non-agricultural uses. This protection may consist of the establishment of farmland easements or other similar mechanism. The farmland to be preserved shall be located within the County and the preservation of such farmland shall occur prior to the conversion of the subject lands. The County shall recommend that this measure be implemented by cities and LAFCO as part of the consideration of annexations that involve farmlands of concern under CEQA.

Implementation of the above mitigation measures would require consideration and protection of farmlands of concern under CEQA associated with County actions and would minimize these farmland losses. As noted in **Table 4.1-8**, the County has gained 17,593 acres of farmlands of concern under CEQA, which would more than offset potential conversions of farmland from implementation of the land use plans under Alternatives A, B and C. The County anticipates 10,000 to 12,500 additional acres of vineyard development by 2030 that would likely further increase the County's acreage of state designated Prime Farmland, Unique Farmland and Farmland of Statewide Importance. With this trend line as context, implementation of mitigation measures MM 4.1.1a and b would mitigate the potential conversion of state-designated farmland to **less than significant**.

**Impact 4.1.2** Implementation of the proposed General Plan Update would result in the loss of agricultural land as designated on the current Napa County General Plan Land Use Map (Less Than Significant Impact - Alternatives A and B. Significant and Unavoidable - Alternative C).

## 4.1 AGRICULTURE

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The proposed General Plan Update may result in some changes to the current General Plan Land Use Map (depending on the alternative selected), although changes which would convert agriculturally designated land to other uses would require approval by the voters pursuant to Measure J. These potential changes to agriculturally designated areas are further described below by alternative.

### Alternative A

Alternative A would result in no changes to the location or amount of land designated in the current General Plan Land Use Map for agricultural use. With no substantive policy changes, Alternative A would allow development to proceed under policies similar to the existing 1983 General Plan. Thus, development would be directed at the existing cities and designated -- already developed -- areas of the unincorporated County. Therefore, this impact would be **less than significant**.

### Alternative B

Alternative B would be similar to Alternative A, except that it would increase the amount of land designated for agricultural use by re-designating the approximately 365 acre Hess Vineyard from "Industrial" to "Agriculture, Watershed and Open Space" on the General Plan land use map. This alternative also includes the re-designation of the Napa Pipe and Pacific Coast/Boca sites for commercial and residential mixed-use development. Allowing redevelopment of these two sites with a significant number of new dwelling units and jobs could relieve some of the development pressure on farmland within and adjacent to existing urban and rural-residential areas. Therefore, this impact would be **less than significant**.

### Alternative C

Similar to Alternative B, Alternative C would re-designate the Hess Vineyard from "Industrial" to "Agriculture, Watershed and Open Space" on the General Plan land use map, resulting in an increase of approximately 365 acres of agriculturally designated land. In addition, Alternative C would change the mapped boundaries and the around several of the unincorporated communities, resulting in changes in the amount of designated agricultural land. Land use designations within the unincorporated community of Angwin could be adjusted to better reflect the existing boundaries of the developed area and/or provide logical development opportunities (i.e., expansion of the so called "urban bubble"). This adjustment could result in a decrease of approximately 40 acres of designated agricultural land. Designated rural residential areas around Berryessa Estates would be reduced in size resulting in an increase of approximately 150 acres of agricultural land. Land adjacent to the City of Calistoga would be re-designated from Rural Residential to agricultural, resulting in a 165.63 acre increase of agricultural land. And the Rural Residential designation along Patrick Road (near the City of Napa) would be re-designated agricultural, resulting in an increase of approximately 40 acres of agricultural land. In total, these adjustments would result in a net increase of approximately 680 acres of agricultural designated land including the re-designation of the Hess Vineyard.

However, Alternative C would also establish a new Rural Urban Limit (RUL) line around the City of American Canyon, which consists of 4,086 acres (see Section 3.0, Project Description, for further discussion of the RUL). Since annexation and subsequent development by the City of American Canyon could result in the loss of agricultural land as designated by the current General Plan Land Use Map, even when off-set by increases in agriculturally-designated land elsewhere, this impact would be considered a **significant and unavoidable** impact.

### Mitigation Measures

As noted above, Alternatives A and B would not result in a reduction in current Napa County General Plan Land Use Map designated agricultural land. Thus, Alternatives' A and B impact would be **less than significant**. Implementation of mitigation measures MM 4.1.1a and b would assist in reducing the loss of General Plan designated agricultural lands under Alternative C. However, there would be a net loss of designated agricultural lands in the unincorporated portion of the County. This impact would be **significant and unavoidable** for Alternative C.

### **Agricultural/Urban Interface Conflicts**

**Impact 4.1.3 Implementation of the proposed General Plan Update could result in the placement of urban and other uses adjacent to agricultural uses resulting in potential land use conflicts. (Less than Significant – All Alternatives).**

Implementation of the proposed General Plan Update (all alternatives) would place urban and other land uses adjacent to agricultural uses that could result in land use conflicts.

For purposes of this analysis, "conflict" is generally includes the following:

- Inconveniences or discomforts (e.g. noise, dust, smoke, traffic, and odors) from agricultural operations that might lead to restrictions on agricultural operations along their interfaces with urban uses (this includes inconveniences associated with wineries and other agricultural processing facilities in agricultural area);
- Delays to vehicles on local roadways due to the use of roads by farm equipment; and
- Increases in trespassing and vandalism on active farmlands due to the proximity of urban uses.

A description of potential land use conflicts by alternative is provided below.

### Alternative A

Alternative A would involve the continued placement of residential and other non-agricultural land uses adjacent to agricultural uses that could result in the conflicts identified above. Alternative A would also implement the policies of the existing General Plan that could result in potential land use conflicts. This includes policies 3.3, 3.5, 3.7a, 3.11 and 3.13. which allow for development of residential and accessory agricultural uses including farm worker housing and uses associated with the wine industry. These potential conflicts could occur throughout the unincorporated portion of the County. The potential for land use conflicts would be moderated by the County's Right to Farm Ordinance. As explained above in Section 4.1.2, this ordinance allows agricultural activities to continue because the County will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards, and operated in a non-negligent manner. The Right to Farm Ordinance protects the routine operational activities required to conduct agricultural activities. In addition to the Right to Farm Ordinance, Section 18.104.340 of the County Code specifically requires the provision of buffers and/or fencing between new outdoor recreation uses and existing agricultural uses. The County Code also requires setbacks between agricultural and residential uses. With these provisions already in place, potential agricultural land use conflicts would be reduced to **less than significant**.

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### Alternative B

Alternative B would result in the same potential for land use conflict as identified for Alternative A. However, this alternative also includes the re-designation of the Napa Pipe and Pacific Coast/Boca sites from industrial to commercial and residential mixed-use development. Allowing redevelopment of these two sites with a significant number of new dwelling units could relieve some of the development pressure on farmland within and adjacent to existing urban and rural-residential areas. Alternative B would also involve new policy provisions for trails and public open space (proposed Recreation and Open Space Element in the General Plan Update) that encourage development of trails and other recreational facilities throughout the County that could conflict with agricultural uses. However, these policies would not have a significant impact resulting from land use conflicts because the recreation facilities would be designed to limit exposure to agricultural activities in compliance with County Code (Section 18.104.340 requires the provision of buffers and/or fencing between new outdoor recreation uses and existing agricultural uses). Additionally, the County's Right-to-Farm Ordinance would support continued agricultural activities in areas where potential conflicts could occur. Thus, this alternative's impact would be **less than significant**.

### Alternative C

Alternative C would result in the same potential for land use conflict as identified for Alternative A. However, this alternative also includes the re-designation of the Napa Pipe and Pacific Coast/Boca sites from industrial to commercial and residential mixed-use development. Allowing redevelopment of these two sites with a significant number of new dwelling units could relieve some of the development pressure on farmland within and adjacent to existing urban and rural-residential areas. Alternative C would also potentially expand the urban and rural boundaries (e.g., urban bubbles) in the unincorporated communities of Angwin and Pope Valley as well as establish a new RUL for the City of American Canyon, which would increase the potential for land use conflicts. However this alternative would also include the same proposed policy provisions and associated potential recreational conflicts associated with the proposed General Plan Update Recreation and Open Space Element identified for Alternative B above. Implementation of these existing County Code requirements and the Right-to-Farm Ordinance would mitigate potential agricultural conflicts under this alternative to **less than significant**.

### Mitigation Measures

None required.

### **Conflicts with Agricultural Zoning and Williamson Act Contracts**

**Impact 4.1.4 Implementation of the proposed General Plan could result in a conflict with existing agricultural zoning or Williamson Act contracts. (Significant and Unavoidable – All Alternatives).**

By perpetuating the County's commitment to urban-centered growth, the General Plan Update would minimize conflicts with existing agricultural zoning and Williamson Act contracts. The only areas that are currently zoned for agricultural use that could be affected by development proceeding under the updated General Plan are those currently designated as urbanized on the General Plan Land Use Map (Alternatives A and B), and those that would be newly included in an urbanized category if a Measure J vote is placed on the ballot and approved by the voters (Alternative C only). Virtually all of the so called "urban bubbles" or urbanized areas on the existing General Plan Land Use Map that are designated either "Urban Residential" or "Rural

Residential” contain some land that is zoned for agricultural use. Since the General Plan Update would perpetuate this arrangement in most locations, it would not preclude rezoning and redevelopment of land that is zoned agricultural. This would not be considered a significant environmental impact because it would occur only in those areas designated for non-agricultural uses under the current Napa County General Plan. A description of potential conflicts by alternative is provided below.

### Alternative A

As identified under Impact 4.1.1 and 4.1.2, Alternative A would not result in any expansion of non-agricultural uses beyond the areas designated on the current General Plan Land Use Map. However, since there are agriculturally zoned parcels within areas designated for non-agricultural uses on the Land Use Map, development under this alternative could conflict with current zoning. This alternative would not allow development in conflict with current Williamson Act contracts, however, the potential that development could occur on agriculturally zoned parcels within the so called “urban bubbles” (because the General Plan Update would not preclude re-zonings in these areas) would be considered **significant and unavoidable**.

### Alternative B

Similar to Alternative A, Alternative B would not result in any expansion of non-agricultural uses into areas currently designated for agricultural uses on the current General Plan Land Use Map. However, Alternative B would not preclude agriculturally zoned parcels within the so called “urban bubbles” from being rezoned and developed. This potential conflict with current zoning would be considered **significant and unavoidable**. This alternative would not result in any conflicts with current Williamson Act contracts.

### Alternative C

While Alternative C would not result in any new land use designations that would conflict with current Williamson Act contracts, it would allow re-zoning of agricultural land both within areas designated for non-agricultural use and within areas designated for agricultural use on the current General Plan Land Use Map. Most notably, Alternative C would potentially expand the so called “urban bubble” in the unincorporated community of Angwin and create a new eight to ten acre “bubble” in Pope Valley, both of which could affect areas currently zoned for agricultural use. The establishment of the RUL for the City of American Canyon could also result in a conflict with agricultural zoning, since annexation and subsequent development could occur after the City of American Canyon planned for the areas and pursued annexation through LAFCO. Alternative C’s impact would be considered **significant and unavoidable**.

### Mitigation Measures

Implementation of mitigation measures MM 4.1.1a and b would assist in reducing the conflicts to agricultural zonings under all alternatives. However, there is no feasible mitigation to avoid the potential conflict and associated loss of agriculturally zoned land. This impact would be **significant and unavoidable** for all Alternatives.

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