

## RECREATION POLICIES

- 2.1 **CULTURAL HERITAGE** - The County will encourage interest in the cultural heritage of Napa County for the education and enjoyment of present and future citizens to enhance the individual's sense of identity with the County. For that purpose the County will develop regulations and programs to preserve and utilize historical buildings and area of historic significance, or scenic attractiveness.
- 2.2 **RECREATIONAL FACILITIES** - The County will plan for and reserve land for recreational facilities, and encourage public and private recreational development and other open space uses that meet the recreational needs of Napa County residents and are beneficial to the residents of Napa County as well as visitors to the County.
- 2.3 **RECREATIONAL FACILITIES ON AGRICULTURAL LANDS** - Notwithstanding Policy 2.2, the County will encourage recreational uses on lands designated for agriculture only where those uses will meet the recreational needs of Napa County residents and are beneficial to residents of Napa County, will not deplete or degrade natural resources on which nearby or onsite agriculture depends, and where the type of recreation would not be adversely affected by commencement, intensification, or continuation of local agricultural activity.
- 2.4 **OPEN SPACE CHARACTER OF RURAL RECREATIONAL USES** - Recreational uses permitted on lands designated for agriculture, watershed and/or open space shall be limited in density, intensity, need for public services, impacts on the natural environment, and growth-inducement. Such uses shall maintain the character of the surrounding area, require a minimum of public support services (such as paved roads, emergency services, or law enforcement), a minimum of impervious surfaces, structures, natural landform alteration or other introduced or constructed features inconsistent with a rural environment, and shall not significantly contribute to the likelihood that additional non-agricultural uses of agricultural land will be proposed to support or be accessory to the continued existence of the recreational use.
- 2.5 **SCENIC TRANSPORTATION ROUTES** - The County will plan for a high quality of design and visual appearance along all major and scenic designated transportation routes through such means as eliminating all billboards and, where practical, undergrounding utilities. The County will also encourage the development of a system of scenic roads, bicycle routes and hiking trails connecting existing cities and other local population centers to outdoor recreation and open space resources and facilities detailed in the Scenic Highways Element of the Napa County General Plan.
- 2.6 **TRANSPORTATION** - As indicated in the Circulation Element of the Napa County General Plan, the County will promote the development of public transportation facilities for and between urban areas within the County for tourism to provide for more efficient service and to minimize the congestion and adverse ecological effects of heavy automobile traffic.



### 3) AGRICULTURAL ISSUES

In 1981, agriculture was one of the major contributors to the economy in Napa County, with a total value of all agricultural products of \$75 million. In addition to 2800 persons employed directly in agriculture in 1981, there were many more employed, indirectly, in wineries and support services related to agriculture and "wine country" tourism. Moreover, all residents benefit from taxes paid on agricultural lands, which require few public services.

With 0.5% of California's land area, Napa County produced 0.6% of California's agricultural gross income in 1981. Wine grapes and grapevine nursery stock contributed 80% and beef, milk and egg production contributed 13% of the County total. The remaining 7% was attributed to other crops and animal products. Viticulture became the preeminent agricultural activity in Napa County during the 1970s; but historically and currently there is more to local agriculture than viticulture.

In the 1970s, the largest increase in crop value was in wine grapes, due to increased value per ton and greater acreages in grapes. While some growers are concerned about the impact of the additional acreage planted with grapes which are not yet in production, most feel that Napa Valley's unique soils and micro-climate will continue to bring premium prices for Napa Valley varietal grapes. Although other areas can produce wine, it is difficult to equal the combination of quality grapes and vintners' art which has created a world-wide reputation for the excellence of Napa Valley varietal wines. As the growers' technology improves, grapes are being planted in Carneros; Congress, Pope, Chiles and Capell Valley, Coombsville and various hillsides which were previously considered impractical for viticulture. The 1980s should see extensive planting on terraced hillsides surrounding Napa Valley, calling for prudent soil management practices.

The Napa Valley and surrounding area is an irreplaceable viticultural resource; the characteristics of climate, soils and hydrology that make it one of the finest grape growing regions in the world would be impossible to duplicate if one or more of these characteristics were impaired or destroyed by urbanization. The impacts of urbanization are, for all practical purposes, irreversible. Productive farmland and urbanization are not compatible.

Napa County has long been aware of its unique agricultural resource. In 1968, increasing urbanization pressures, an awareness of the County's agricultural potential and a concern for the future of that agriculture led citizens' groups, growers and vintners, the County Planning Commission and the Board of Supervisors to establish one of the first Agricultural Preserves in the nation. Public support for the Agricultural Preserve and the size of the Preserve itself has increased since that time. The Napa Valley Agricultural preserve now contains over 29,000 acres; the Wooden Valley Agricultural Preserve now contains 2,200 acres.

### AGRICULTURAL POLICIES

- 3.1 AGRICULTURE-ECONOMIC ROLE - The County will enact and enforce regulations which will retain agriculture as a major source of income and employment in Napa County.



- 3.2 AGRICULTURAL PRESERVE - The County will initiate studies to evaluate means, methods, advantages and disadvantages of placing the existing agricultural preserve plus potential agricultural acreage under permanent land use protective controls. The County will develop additional types of Agricultural Preserves suitable for localized conditions in such places as Carneros, Coombsville and Congress, Foss, Gordon, Capell, Chiles and Pope Valleys; and hillside viticultural areas.
- 3.3 AGRICULTURAL SUPPORT SYSTEM - The County will develop a coordinated plan to promote an agricultural support system including physical components (such as farm labor housing, equipment supply and repair) and institutional components (such as 4-H, FFA, agricultural education and experimentation).
- 3.4 AGRICULTURAL TAXATION - The County will initiate studies of tax assessment policies which recognize the long term intent of agricultural zoning and the fact that agricultural land uses require a minimum of public expenditure for protection and servicing.
- 3.5 AGRICULTURAL - Urban Relationships - The County will develop planning concepts and zoning standards designed to minimize conflicts arising from encroachment of urban uses into agricultural areas. Land in proximity to existing urban areas currently in mixed agricultural and rural residential uses will be treated as Residential Country Areas and further parcelization of these areas will be discouraged. Day care centers will be allowed in agricultural areas where there is a finding there is and will be no conflict with agricultural use of the vicinity.
- 3.6 AGRICULTURAL ZONING - The County will establish minimum agricultural parcel sizes which reflect the availability of natural resources, in order to assure that agricultural areas can be maintained as economic units.
- 3.7 FARM LABOR HOUSING - The County will develop standards in the General Plan and Zoning Ordinance to allow agriculturalists to construct farm labor housing appropriate for the support of long-term agriculture in Napa County. Permanent or seasonal farm labor housing may only be provided where there is a need for full-time farm employment by at least one employee who would be a resident of the unit on the site. This need must be demonstrated to exist on the site of the farm labor housing, and/or on neighboring lands owned or controlled by the applicant, and/or on lands in the vicinity of the residential unit under the ownership or control of the applicant for which agricultural employees require housing.
- 3.7(a) SEASONAL FARM LABOR HOUSING - Seasonal farm labor housing may be provided in agricultural areas without regard to the location of farm employment when the housing is under public agency ownership or control.
- 3.8 GRAZING LANDS - The County will protect agricultural lands used for grazing, even though they may not be considered prime soils; excepting those lands south of Soscol Ridge which are shown in Figure 14 as planned for urban development.

- 3.9 HILLSIDE AGRICULTURE - The County, working in conjunction with the Soil Conservation Service, will monitor hillside agricultural operations, and in conjunction with the Soil Conservation Service, establish standards for terracing, contour planting, and maintenance of permanent cover crops on slopes exceeding 15%.
- 3.10 PRIME AGRICULTURAL LANDS - The County will reserve prime agricultural lands for agricultural use.
- 3.11 PROCESSING OF AGRICULTURAL PRODUCTS - Agriculture includes the production and processing of food and fiber, the growing of crops, produce and feed as well as the raising of livestock and animals. In the case of wineries, processing includes tours and tasting, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service, provided any such activities are clearly accessory to the principal use of the facility as an agricultural processing facility. No other 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 3.7 and 3.7(a) above. The processing of agricultural products often takes on an industrial character which will be subject, in general, to the same kinds of regulations as other industrial uses.
- 3.12 RIGHT-TO-FARM - The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban uses in the general area may foster complaints against those agricultural practices. The existence of a "Right-To-Farm" policy will be indicated on all parcel maps approved for locations in or adjacent to designated agricultural areas.
- 3.13 WINERY LOCATION AND DESIGN - Wineries and related activities will, where practical, be located on sites off of prime soils areas and should be designed to convey the attractiveness associated with existing Napa Valley wineries.
- 3.14 WATER SUPPLY - The County will initiate studies to develop a comprehensive understanding of the potentials and deficiencies of surface and underground water supplies in Napa County.
- 3.15 FORESTRY - The County will encourage active forest management practices including timely harvesting to preserve existing forests. The County will encourage timber plantations for fuel wood production.