

Planning, Building & Environmental Services

Airport Land Use Compatibility Plan Consistency
Determination for the County of Napa General Plan and Zoning
Code Updates # P25-00196

Presented by Dana Morrison, ALUC Executive Officer



Introduction

Airport Land Use Compatibility Review and Consistency Determination for County of Napa updates to the General Plan and Zoning Code required pursuant to the State Aeronautic Act, Public Utilities Code (PUC) Section 21676. The County has included necessary updates to the General Plan, Zoning Code and Zoning Map to achieve consistency with the recently updated Airport Land Use Compatibility Plan (adopted in December 2024)



Environment Analysis

General Plan Amendment and proposed Ordinance implements policies that were previously evaluated and are within the scope of the Negative Declaration prepared for the ALUCP (State Clearinghouse No. 2024060773) adopted on December 4, 2024. No new mitigation measures and no new environmental effects would occur and none of the conditions requiring preparation of a subsequent Negative Declaration or further environmental review under CEQA Guidelines Section 15162 apply.



Background and Discussion

- On December 4, 2024, the ALUC adopted the updated ALUCP for Angwin and Napa Airports.
- After adoption of an ALUCP revision, State law gives local jurisdictions 180 calendar days to amend their general plan, specific plans, zoning ordinances, and facilities master plans, as necessary, to be consistent with the amended plan
- Once the general plan and zoning code is revised and deemed consistent, then only certain more substantive land use actions must be submitted for review.



Airport Land Use Consistency Factors

- Location – These changes affect all parcels within the Napa County and Angwin Airport-Parrett Field Airport Influence Areas Zones A-E pulled directly from the update ALUCP.
- Land Use – Types of land uses noted as compatible, conditionally compatible and incompatible are consistent with and were pulled directly from the updated 2024 ALUCP.



Airport Land Use Consistency Factors:

- Concentration of People –Zoning Code updates mirror concentration requirements in the updated 2024 ALUCP.
- Building Height – County Zoning Code regulations have long limited building height to 35 feet, which is fully consistent with ALUCP standards and will remain as such.
- Lighting and Glare -- No changes to County regulations concerning light and glare are necessary to achieve consistency. Over the last several years, County regulations have contained sufficient measures to ensure that developments do not result in light and glare impacts. The County's standard conditions for development prohibit uplighting and off-site light and glare slippage consistent with ALUCP policies



Airport Land Use Consistency Factors:

- Building Materials -All projects within the County are subject to building permit review which includes review by the Building Department and Planning Department review. The County's standard requirements to prohibit reflective roof materials and building skylights are now required under the International Building Code (IBC) to diffuse incoming light, which consequently diffuses nighttime uplighting.
- Overflight Easements – Updated Zoning Code which will require dedication of avigation or overflight easements and/or deed restrictions and real estate disclosure notifications when new development or subdivisions are permitted in airport influence areas. Avigation or overflight easements are required for all projects located within airport influence areas. This is consistent with the updated 2024 ALUCP.



Recommendation

- ALUP Staff has worked with County Staff to ensure the proposed County General Plan Updates and Zoning Code updates achieve consistency with the updated ALUCP.
- Changes made merely update the General Plan to refer to the 2024 ALUCP, updates the two airport environs maps referenced in the General Plan, and amends the Airport Compatibility Combination District Chapter of the Zoning code as well as the Zoning Map to ensure consistency with the 2024 ALUCP Compatibility Zones



Recommendation:

That the ALUC find the General Plan and Zoning Code Updates consistent with the 2024 updated ALUCP.

- The proposed changes, if found consistent with the ALUCP, will go the Board of Supervisors for adoption and 1st reading on August 19, 2025.
- In the event that the ALUC finds the proposed updates inconsistent with the ALUCP, then the updates (with proposed amendments) will need to be reconsidered by the Planning Commission, and return to the ALUC to be found consistent before going to the Board for adoption.
- Alternatively the BOS could overrule the ALUC determination by a two-thirds vote



Thank you

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