

# Planning, Building & Environmental Services

Countywide Airport Land Use Compatibility  
Plan Consistency Determination for the County of Napa  
General Plan and Zoning Code Updates # P25-00195

Presented by Michael Parker, Planning Manager



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# Introduction

Airport Land Use Compatibility Review and Consistency Determination for updates to Napa County's 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 and Zoning 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.



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# 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 to the ALUC for review.



# Recommendation

- County staff has worked with ALUC Staff and Counsel to ensure the proposed County General Plan Updates and Zoning Code updates achieve consistency with the updated ALUCP.
- Changes for consistency with the 2024 ALUCP Compatibility Zones include:
  - Update to the County's General Plan to refer to the 2024 ALUCP
  - Updates the two airport environs maps referenced in the General Plan
  - Amends Chapter 18.80 Zoning code and Zoning Map
- The proposed changes, if recommended for adoption by the Planning Commission, will be reviewed for consistency with by the ALUC on August 6, 2025.



# Request: That the Planning Commission consider and recommend the Napa County Board of Supervisors:

1. Find this project implements the programs and policies of the ALUCP, is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found, and no new mitigation is necessary;
2. Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County ALUC on December 4, 2024; and
3. Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) Sections 18.80.030 (ALUCP Zone E regulations), 18.80.040 (ALUCP Zone D regulations), 18.80.050 (ALUCP Zone C regulations), 18.80.060 (ALUCP Zone B regulations), 18.80.070 (ALUCP Zone A regulations), 18.80.090 (ALUC referral), 18.80.100 (Filing materials), and 18.80.110 (Findings) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024 by the ALUC.



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# Thank you

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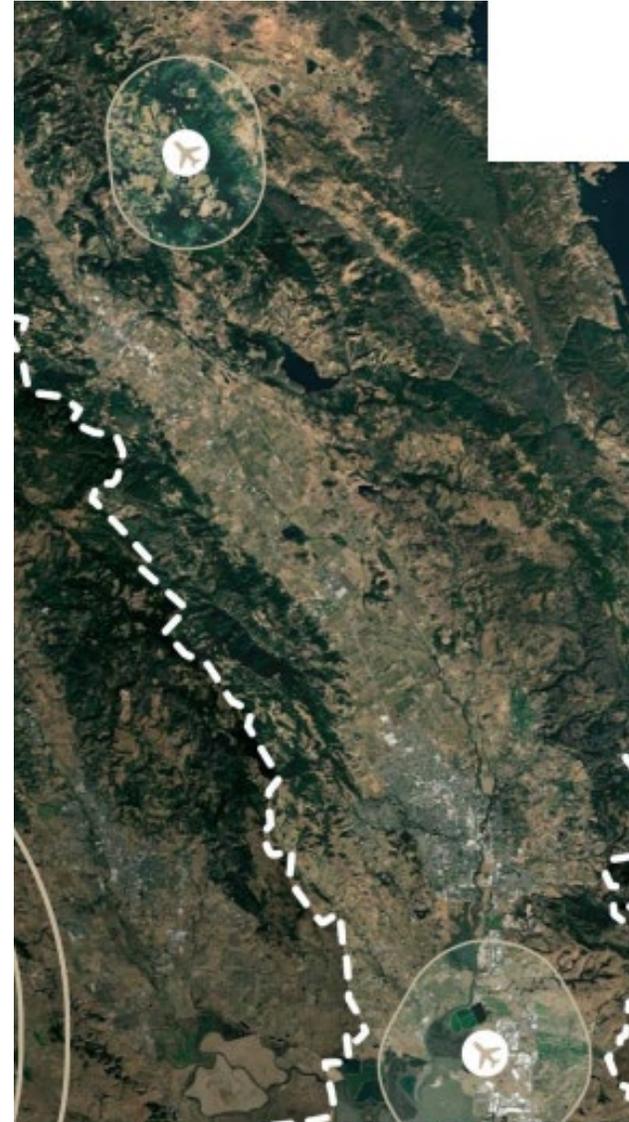


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# Additional Details

# 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.

