

“E”

New Municipal Code Chapter 19.55 Airport Land Use Compatibility

Countywide Airport Land Use Compatibility Plan Consistency
Determination for the City of American Canyon 2040 General Plan
Update # P25-00114
Airport Land Use Commission Hearing Date (May 7, 2025)

Exhibit 3 B

Chapter 19.55 Airport Land Use Compatibility

19.55.010 Purpose and Applicability

This chapter establishes procedures to ensure development within American Canyon is compatible with the Napa County Airport Land Use Compatibility Plan (NALUCP) (General Plan Goal LU-9). The NALUCP, which is incorporated into the General Plan as a standalone document, provides policy direction for subsequent development in American Canyon that is subject to the NALUCP.

19.55.020 Projects Subject to Napa Airport Land Use Commission Review.

Consistent with Public Utilities Code Section 21676(b), the City shall refer the following actions to the Napa Airport Land Use Commission (ALUC) for determination of consistency with the NALUCP.

(1) Adoption or approval of any new general plan, specific plan, or facility master plan, or any amendment thereto, that affects lands within an Airport Influence Area. This includes actions that are applicable throughout a land use jurisdiction as well as for development proposals for an individual site.

(2) Adoption or a zoning ordinance or building regulation, including any proposed change or variance to any ordinance or regulation, that (1) affects land within an Airport Influence Area depicted in Figure 19.55.060 and (2) involves any one of the following airport impact concerns:

- i. Noise: Locations exposed to potentially disruptive aircraft noise levels.
- ii. Safety: Areas where the risk of an aircraft accident poses heightened safety concerns for people and property on the ground.
- iii. Airspace Protection: Places where height and various other land use characteristics need to be restricted in order to prevent physical, visual, or electronic hazards to flight within the airspace required for aircraft operation to and from the Airport.
- iv. Overflight: Locations where aircraft overflights can be intrusive and annoying to many people.

(3) Land Use Actions for which a Special Conditions Exception is being sought under NALUCP Policy 3.2.4.

19.55.030 Projects Exempt from NALUCP

The NALUCP does not apply to Existing Land Uses as described in California Public Utilities Code 21670(a) and 21674(a).

19.55.040 Projects Subject to City Review

Except for projects identified in ACMC Section 19.55.020 and 19.55.030, all new development within the City that is subject to the NALUCP shall be evaluated consistent with the procedures in NALUCP Section 5.1.

19.55.050 Existing Nonconforming Uses that do not Conform to the NALUCP

Existing uses that do not conform to the NALUCP shall be subject to nonconforming policies in ACMC Chapter 19.49.

NAPA COUNTY AIRPORT COMPATIBILITY POLICIES AND MAPS CHAPTER 5

Map Legend:

- Airport Property³
- City Limits³
- City Sphere of Influence³
- County Boundary³
- Existing Runway¹
- Future Runway 1R Extension (1,791')²
- Existing Runway Protection (RPZ)²
- Future Runway Protection Zone²
- Object Free Area (OFA)²
- Airport Influence Area

See Site Specific Exception Policy Section 5.3.2 for Napa Pipe Mixed-use Master Planned Development⁴

Subzone Designations:

- NP1: MP-NP-MUR-W Subzone
- NP2: MP-NP-IBP-W Subzone
- NP3: MP-NP-IBP Subzone
- NP4: MP-NP-IL Subzone

Compatibility Zones:

- Zone A
- Zone B1
- Zone B2
- Zone B3
- Zone C
- Zone D1
- Zone D2
- Zone E

NOTES:

- Source: FAA Airport Data Information Portal (February 2023).
Runway 6/24: 5,008'
Runway 1L/19R: 5,930'
Runway 1R/19L: 2,510'
- Source: FAA Approved Napa County Airport Layout Plan (2016).
- Source: Napa County GIS data (February 2023) (<https://gis.napa.ca.gov/>).
- Subzone designation based on City of Napa Zoning Code.

Scale: 0, 2,500, 5,000 Feet

North Arrow: N

Napa Countywide Airport Land Use Compatibility Plan (Adopted December 04, 2024)