

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, August 6, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Airport Land Use Commission

District 1, Kara Brunzell

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond

District 5, Megan Dameron (Vice-Chair)

Aviation Expertise, Vacant (Chair)

Aviation Expertise, Norm Brod

Dana Morrison, ALUC Executive Officer

Wendy Atkins, ALUC Staff Liaison

Jason Dooley, County Counsel

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez-Vega, Meeting Clerk

How to Watch or Listen to the Napa County Airport Land Use Commission Meetings

The Napa County Airport Land Use Commission will continue to meet quarterly starting with the first Wednesday in February and also as needed.

The Napa County Airport Land Use Commission meets at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Airport Land Use Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Airport Land Use Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Airport Land Use Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom Participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Airport Land Use Commission reserves the right to conduct the meeting without remote access:

Please watch or listen to the Airport Land Use Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third St, Third Floor
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Airport Land Use Commission.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.
3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. The clerk will give you permission to speak when it is your turn. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Airport Land Use Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time

- 4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the special meeting held on: July 16, 2025 (Commissioner Norm Brod was excused)

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

- A. Airport Land Use Compatibility Review and Consistency Determination for the Napa County General Plan and Zoning Code Updates, as required pursuant to the State Aeronautic Act and Public Utilities Code (PUC) Section 21676. Napa County is proposing changes to the existing General Plan and Zoning Code to ensure their consistency with the recently adopted 2024 Napa Countywide Airport Land Use Compatibility Plan (ALUCP). [25-1244](#)
Staff recommends that the Commission find the project consistent with the Countywide ALUCP.

Attachments: [A - Planning Commission Resolution Recommendation to the Board of Supervisors](#)
[B - Resolution of General Plan Update and Exhibit A](#)
[C - Ordinance Amending Zoning Code Chapter 18.80 - Redlined](#)
[D - Ordinance Amending Zoning Code Chapter 18.80 - Clean](#)

8. ADMINISTRATIVE ITEMS

- A. [25-1200](#)
ELECTION OF 2025 AIRPORT LAND USE COMMISSION OFFICERS
Staff Recommendation: That the Commission elect a Chairperson and Vice-Chairperson for 2025/2026.
Staff Contact: Wendy Atkins (707) 259-8757 or
wendy.atkins@countyofnapa.org

9.. STAFF AND COMMISSIONER COMMENTS AND REPORT

10. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/25/25 BY 3:00PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)
Angie Ramirez Vega, Clerk of the Commission



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Airport Land Use Commission

Agenda Date: 8/6/2025

File ID #: 25-1244

TO: Airport Land Use Commission

FROM: Dana Morrison, Airport Land Use Commission (ALUC) Executive Officer

REPORT BY: Dana Morrison, ALUC Executive Officer

SUBJECT: Countywide Airport Land Use Compatibility Plan Consistency Determination (P25-00196) for the County of Napa updates to the General Plan and Zoning Code (P25-00195)

RECOMMENDATION

Airport Land Use Compatibility Review and Consistency Determination for the Napa County General Plan and Zoning Code Updates, as required pursuant to the State Aeronautic Act and Public Utilities Code (PUC) Section 21676. Napa County is proposing changes to the existing General Plan and Zoning Code to ensure their consistency with the recently adopted 2024 Napa Countywide Airport Land Use Compatibility Plan (ALUCP).

Staff recommends that the Commission find the project consistent with the Countywide ALUCP.

EXECUTIVE SUMMARY

The 2024 ALUCP created additional ALUC Zones, with each zone detailing what types of development can be found 'Normally Compatible,' 'Conditionally Compatible,' and 'Incompatible' with airport operations at the Napa County Airport and Angwin Airport- Parrett Field. There are 6 zones for Angwin Airport (Zones A, B, C, D1, D2, and E) and 8 Zones for the Napa County Airport (Zones: A, B1, B2, B3, C, D1, D2 and E). Previously, the 1999 adopted ALUCP contained only 5 zones total (Zones: A, B, C, D and E).

Napa County is considering a general plan amendment to achieve consistency with the ALUC's recently adopted ALUCP. Napa County's General Plan serves as a long-term framework for future growth and development in the County. The General Plan represents the community's view of its future and contains the goals and policies upon which the Board of Supervisors, Planning Commission, staff, and the entire community will base land use and resource decisions. The County is currently initiating an update to the entire General Plan; however, this is simply an amendment to the existing 2008 General Plan's applicable section to ensure the plan is consistent with the 2024 ALUCP. The changes needed are minor and do not result in substantive changes to the content of the General Plan.

The proposed project also consists of an update to the Napa County Zoning Code, Chapter 18.80 Airport Compatibility Combination District, and the Zoning map to ensure Napa County Code and maps are consistent

with changes resulting from the ALUCP and reflect the newly amended or created compatibility Zones.

The "project" currently before the ALUC is an evaluation of the updates to the General Plan, the Zoning Code and their applicable maps to ensure they are consistent with the newly adopted 2024 ALUCP. ALUC Staff have focused this report on only those areas that relate to airport compatibility, and most notably, the proposed set of General Plan and Zoning Code changes specifically targeted to address airport compatibility measures. ALUC Staff believe that the updated County General Plan and Zoning Code, and mapping updates, achieve consistency with the updated ALUCP and recommends a finding of consistency.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed 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. This project is not on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

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 ALUCP. Today's requested action is for the ALUC to determine if the updates to the General Plan, General Plan Map, Zoning Code and Zoning Map for the County of Napa are compatible with the ALUC's recently adopted ALUCP. Once the General Plan and Zoning Codes is revised and deemed consistent, then only certain more substantive land use actions must be submitted for ALUC review.

A general plan and zoning code does not need to be identical with the ALUCP in order to be consistent with it. To meet the consistency test, a General Plan must do two things: it must specifically address compatibility planning issues, either directly or through reference to a zoning ordinance or other policy document; and it must avoid direct conflicts with compatibility planning criteria. Napa County has addressed compatibility planning issues by referencing the updated ALUCP.

The proposed general plan amendment and zoning code amendments do not change the geographical area where ALUCP policies apply. When both the General Plan and Zoning Code have been amended and deemed compatible, these actions facilitate transfer of authority for ALUCP compliance determination for general discretionary applications within the Airport Influence Area (AIA) from the ALUC. However, all General Plan, Zoning Ordinance, Subdivision Ordinance, Specific Plan and building regulation amendments that affect properties within Airport Compatibility zones will still require separate ALUC review and approval.

Airport Land Use Consistency Factors:

1. History - On November 5, 2008, the Airport Land Use Commission found the previous County of Napa General Plan and General Plan Map amendment consistent with the Airport Land Use Compatibility Plan. The current amendment to the County's General Plan is intended to incorporate the new ALUCP, adopted in December 2024.
2. Location - The County of Napa includes all of the unincorporated areas of Napa County. Napa

County is north of San Pablo Bay and has a total area of 789 square miles. Napa County contains two airports the Napa County Airport which is located in the southern half of the County in between the City of Napa and the City of American Canyon, and the Angwin Airport-Parrett Field a public airport owned by the Pacific Union College and located in Angwin, which is located in the eastern hills of the northern end of Napa County. These changes affect all parcels located within the Airport Compatibility Zones within the Napa County Airport and Angwin Airport Influence Areas, and the Zoning Code and Zoning Map will need to reflect the Compatibility Zone changes resulting from the ALUCP update. These parcels are already subject to the updated ALUCP, but these proposed amendments are needed to ensure that County Code, and maps accurately reflect the updates to ensure staff, and the public is aware of the compatibility factors that could impact properties within the Napa County and Angwin Airport AIAs.

3. Land Use - On July 16, the County of Napa Planning Commission conducted a public hearing and recommended to the Board of Supervisors approval of the General Plan, Zoning Code, and Zoning Map Updates.

ALUC Staff has reviewed the proposed changes for consistency with ALUCP policies. Staff recommends that the ALUC determine the project is consistent with the ALUCP with all proposed General Plan, Zoning Code and Zoning map changes.

4. Concentration of People - The proposed General Plan and Zoning Codes Updates directly refer to the current ALUCP and as such has incorporated the newly adopted ALUCP density restrictions. County Staff will evaluate concentrations of people on a case-by-case basis for each new use in accordance with the requirements of the ALUCP. Projects that conflict or potentially conflict with density limitation will be subject to ALUCP review. With the proposed changes, the County's regulations will be fully consistent with ALUCP density limitations.

5. Building Height - County regulations have long limited building height to 35 feet for occupied structures, which is fully consistent with ALUCP standards. No changes would occur to this, and the County regulations will continue to remain consistent.

6. 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.

7. Building Materials - No changes to County regulations concerning building materials are necessary to achieve consistency. All projects within the County are subject to building permit review which includes review by the Building Department and Planning Department review, and for projects within the AIA of Napa Airport are reviewed by the Airport Manager and ALUC staff, and for project within the AIA of Angwin Airport are reviewed by ALUC staff. 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.

8. Overflight Easement - The project incorporates the 2024 Napa Airport Land Use Compatibility Plan by reference in the General Plan and updates the Zoning Code to reflect the updated Compatibility Zones and their compatible uses or specific requirements 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. No changes to this long-established requirement will occur as part of this proposed General Plan and Zoning Code Amendment.

9. Caltrans Aeronautics - Caltrans Division of Aeronautics staff has been sent copies of attached background information. No comments have been received regarding the project.

10. Processing - ALUCP Policy Chapter 2.9 requires referral of a general plan to the ALUC prior to County of Napa Board of Supervisors final action to allow the local decision maker to consider the ALUC's findings prior to final action. A substantial hearing before the County of Napa Planning Commission occurred on July 16, 2025. The Commission reviewed the General Plan and Zoning Codes Updates in compliance with ALUC policy and recommended adoption of the proposed resolution and proposed ordinance. A public hearing before the Board of Supervisors is scheduled for August 19, 2025.

In the event that the ALUC were to find the proposed General Plan and Zoning Code Amendments inconsistent with the ALUCP, the proposal, with any further amendments, could be reconsidered by the Napa County Planning Commission in lieu of the Board of Supervisors pursuing an override. Any revised application package would then need to return to the ALUC for consistency determination before the Board of Supervisors can take final action. If the ALUC were to determine the current proposal inconsistent with ALUCP policies, the Board of Supervisors could overrule the ALUC determination by a two-thirds vote.

Based on the above, staff recommends that the ALUC find that the County of Napa General Plan and Zoning Code updates consistent with the ALUCP.

Attachments:

- A. Planning Commission Resolution Recommendation to the Board of Supervisors
- B. Resolution for General Plan Update and Exhibit A
- C. Ordinance Amending Zoning Code - Redlined
- D. Ordinance Amending Zoning Code - Clean

“A”

Planning Commission
Resolution Recommendation to the
Board of Supervisors

General Plan & Zoning Code Update to Airport Land Use
Compatibility Plan Consistency Determination
ALUC August 6, 2025

RESOLUTION NO. 2025 - _____

**RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE NAPA COUNTY BOARD OF
SUPERVISORS AMEND THE AGRICULTURAL PRESERVATION AND
LAND USE ELEMENT AND COMMUNITY CHARACTER ELEMENT OF
THE NAPA COUNTY GENERAL PLAN AND AMEND CHAPTER 18.80
(AC AIRPORT COMPATIBILITY COMBINATION DISTRICT) OF THE
NAPA COUNTY CODE TO ACHIEVE CONSISTENCY WITH THE
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON
DECEMBER 4, 2024, BY THE NAPA COUNTY AIRPORT LAND USE
COMMISSION**

WHEREAS, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

WHEREAS, California Government Code Section 65350, et seq. provides for the procedure to amend county general plans at the option of the local legislative bodies; and

WHEREAS, Resolution No. 05-173 establishes the County's local procedures for initiating and processing General Plan Amendments and authorizes the Planning Commission to review and make recommendations to the Board of Supervisors on proposed amendments to the Napa County General Plan; and

WHEREAS, California Government Code Section 65358 provides that the County may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

WHEREAS, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan was adopted in 2024 (ALUCP) by the Napa County Airport Land Use Commission (ALUC); and

WHEREAS, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

WHEREAS, in order to bring the County's General Plan into compliance with the ALUCP and to maintain internal consistency within the General Plan as a whole, amendments must be made to the Agricultural Preservation and Land Use Element and Community Character Element of the County's General Plan; and

WHEREAS, County staff circulated the proposed General Plan Amendment for public and agency review consistent with California Government Code Sections 65352 and 65352.3; and

WHEREAS, California Government Code Section 65358 permits a local legislative body to amend a mandatory element of the General Plan no more than four times during a calendar year and this is the first amendment to the County's General Plan for the year 2025; and

WHEREAS, California Government Code Section 65103 provides that the Planning Commission, acting as a Planning Agency, is charged with administration of the County General Plan and with making recommendations on amendments to the County's General Plan; and

WHEREAS, the ALUC adopted a Negative Declaration (State Clearinghouse No. 2024060773) in connection with the adoption of the ALUCP on December 4, 2024. The proposed General Plan Amendment implements policies that were previously evaluated and are within the scope of the adopted Negative Declaration. 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; and

WHEREAS, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Resolution is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 16, 2025. The Planning Commission considered all written and oral testimony presented at the public hearing in making its recommendation; and

WHEREAS, having considered all of the evidence, the Planning Commission desires to adopt this Resolution recommending that the Board take the required actions to approve the Project.

NOW, THEREFORE, BE IT RESOLVED the Napa County Planning Commission recommends the Board of Supervisors approve the Project and take all necessary actions as follows:

A. Find that 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;

B. 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

C. 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.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the
Napa County Planning Commission held on the 16th of July, 2025, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSTAIN: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

Chair
Napa County Planning Commission

APPROVED AS TO FORM
Office of County Counsel

By: McKayla McMahon
Deputy County Counsel

Date: July 1, 2025

*The following documents are attached separately to the July 16, 2025, Planning Commission Staff Report.

PROPOSED RESOLUTION: 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 Airport Land Use Compatibility Plan (ALUCP) adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and

PROPOSED ORDINANCE: 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.

“B”

Resolution of General Plan Update and Exhibit A

General Plan & Zoning Code Update to Airport Land Use
Compatibility Plan Consistency Determination
ALUC August 6, 2025

RESOLUTION NO. 2025-_____

**RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, AMENDING THE AGRICULTURAL
PRESERVATION AND LAND USE ELEMENT AND COMMUNITY
CHARACTER ELEMENT OF THE NAPA COUNTY GENERAL PLAN TO
ACHIEVE CONSISTENCY WITH THE AIRPORT LAND USE
COMPATIBILITY PLAN ADOPTED ON DECEMBER 4, 2024, BY THE
NAPA COUNTY AIRPORT LAND USE COMMISSION**

WHEREAS, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

WHEREAS, California Government Code Section 65350, et seq. provides for the procedure to amend county general plans at the option of the local legislative bodies; and

WHEREAS, Resolution No. 05-173 establishes the County's local procedures for initiating and processing General Plan Amendments and authorizes the Planning Commission to review and make recommendations to the Board of Supervisors on proposed amendments to the Napa County General Plan; and

WHEREAS, California Government Code Section 65358 provides that the County may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

WHEREAS, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

WHEREAS, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

WHEREAS, in order to bring the County's General Plan into compliance with the ALUCP and to maintain internal consistency within the General Plan as a whole, amendments must be made to the Agricultural Preservation and Land Use Element and Community Character Element of the County's General Plan; and

WHEREAS, County staff circulated the proposed General Plan Amendment for public and agency review consistent with California Government Code Sections 65352 and 65352.3; and

WHEREAS, California Government Code Section 65358 permits a local legislative body to amend a mandatory element of the General Plan no more than four times during a calendar year and this is the first amendment to the County's General Plan for the year 2025; and

WHEREAS, California Government Code Section 65103 provides that the Planning Commission, acting as a Planning Agency, is charged with administration of the County General Plan and with making recommendations on amendments to the County's General Plan; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 16, 2025. The Planning Commission considered all written and oral testimony presented at the public hearing in making its recommendation; and

WHEREAS, the Planning Commission forwarded a recommendation to approve the proposed General Plan Amendment to the Board of Supervisors; and

WHEREAS, on August 19, 2025, at a duly noticed public hearing, the Board of Supervisors considered the Planning Commission's recommendations, and all written and oral testimony presented at the public hearing; and

WHEREAS, the ALUC adopted a Negative Declaration (State Clearinghouse No. 2024060773) in connection with adoption of the ALUCP on December 4, 2024. The proposed General Plan Amendment implements policies that were previously evaluated and are within the scope of the adopted Negative Declaration. 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; and

WHEREAS, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Resolution is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40; and

WHEREAS, having considered all of the evidence, the Board of Supervisors wishes to adopt the following General Plan Amendment to achieve consistency with the Airport Land Use Compatibility Plan; and

WHEREAS, with this Resolution, the Board of Supervisors amends and updates the Napa County General Plan text and maps as contained in Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

A. The Board finds that the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA). This project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified in Airport Land Use Compatibility Plan's adopted Negative Declaration and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

B. The Board finds that the proposed amendment is in the public interest, as it will render the General Plan consistent with state law concerning airport compatibility, and county policies and regulations of the Airport Land Use Commission and the Airport Land Use Compatibility Plan.

C. The Board finds that the changes shown as added (by underlining) or deleted (by strikethrough) contained in the proposed General Plan Amendment attached as Exhibit “A” are internally consistent with the Napa County General Plan, both among the elements and within each element. All changes proposed will maintain consistency per California Government Code Section 65300.5.

D. The Board adopts the proposed text amendments and maps to the General Plan as set forth in Exhibit “A” attached and incorporated here by reference. The Board further directs the Planning, Building and Environmental Services Department to integrate the approved changes into the Napa County General Plan.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the _____ day of _____, _____, by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

ANNE COTTRELL, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: <u>McKayla McMahon</u> Deputy County Counsel Date: July 1, 2025	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____ _____
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Attachments

- 1) Exhibit A – Proposed Text Amendments and Maps to the General Plan

Exhibit A

Proposed Amendments to the Napa County General Plan Revising Airport Related Policies of the Agricultural Preservation and Land Use Element and Airport related Maps of the Circulation Element.

Additions are underlined. Deletions are struck through. Revision markers are noted in left or right margins as vertical lines.

Agricultural Preservation and Land Use (AG/LU)

Commercial, Industrial, Napa Pipe Mixed Use, and Study Area Land Use Policies (Page AG/LU-25)

Policy AG/LU-49: The County shall use zoning to ensure that land uses in ~~airport approach zones~~ Airport Influence Areas (AIA) comply with applicable Airport Land Use Compatibility policies. If necessary, the County shall acquire development rights in ~~airport approach zones~~ AIAs. This policy shall apply to the Napa County Airport and Angwin Airport (Parrett Field).

Action Item AG/LU 49.1: Refer General Plan land use changes, proposed rezonings, and proposed developments in ~~Airport Approach Zones~~ AIAs to the Napa County Airport Land Use Commission or the ALUCP Executive Officer (or their designee) for review and comment.

Issue and Constraints (Page AG/LU-33)

Pacific Union College is the largest land holder in Angwin with the main campus, the airport, campus housing and a large parcel of land used as open space. The college's Planned Development zoning was created in order for the college to provide necessary services to its students and ensure that the college would be able to grow should the student body increase in size.

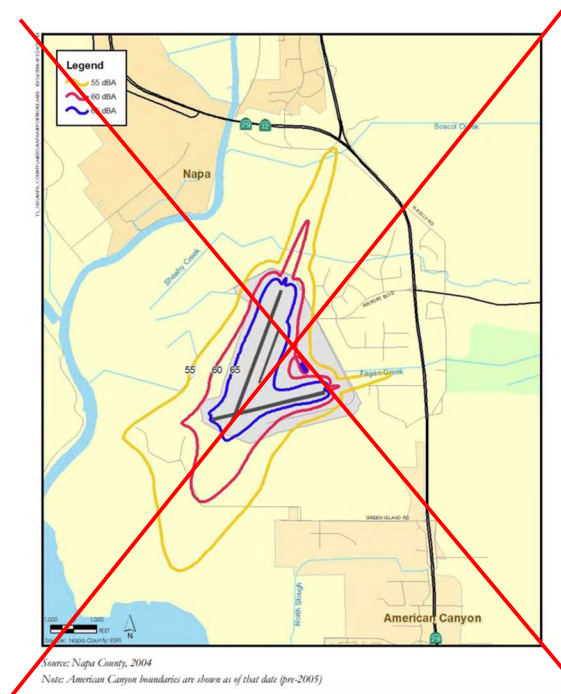
Part of Pacific Union College is the Angwin Airport, second largest in the county and important due to its elevation above the fog that occasionally halts operations at Napa County Airport. The County ~~is currently (2007) investigating purchasing the airport from the College and~~ seeks to preserve the long-term viability of the airport whether it remains in private ownership or not.

In recent years, vineyard development has expanded considerably in Angwin, which lies in the Howell Mountain Appellation area. A number of new vineyards and wineries have been developed, and more are likely, in accordance with the General Plan agricultural land use designations for the Angwin area.

Narrow, winding roads affect travel to and from Angwin, and public concerns have been expressed about water quality and groundwater supplies. Also, Angwin was one of several locations in the county identified in the 2004 Housing Element as having the potential to support the development of affordable housing. Two locations in Angwin were identified, with a potential for up to 191 residential units.

Community Character (CC)

Figure CC-1: Napa County Airport Projected Noise Levels (dBA CNEL) (Page CC-13)



Replace with:

EXHIBIT 7-6: COMPATIBILITY FACTOR – NOISE

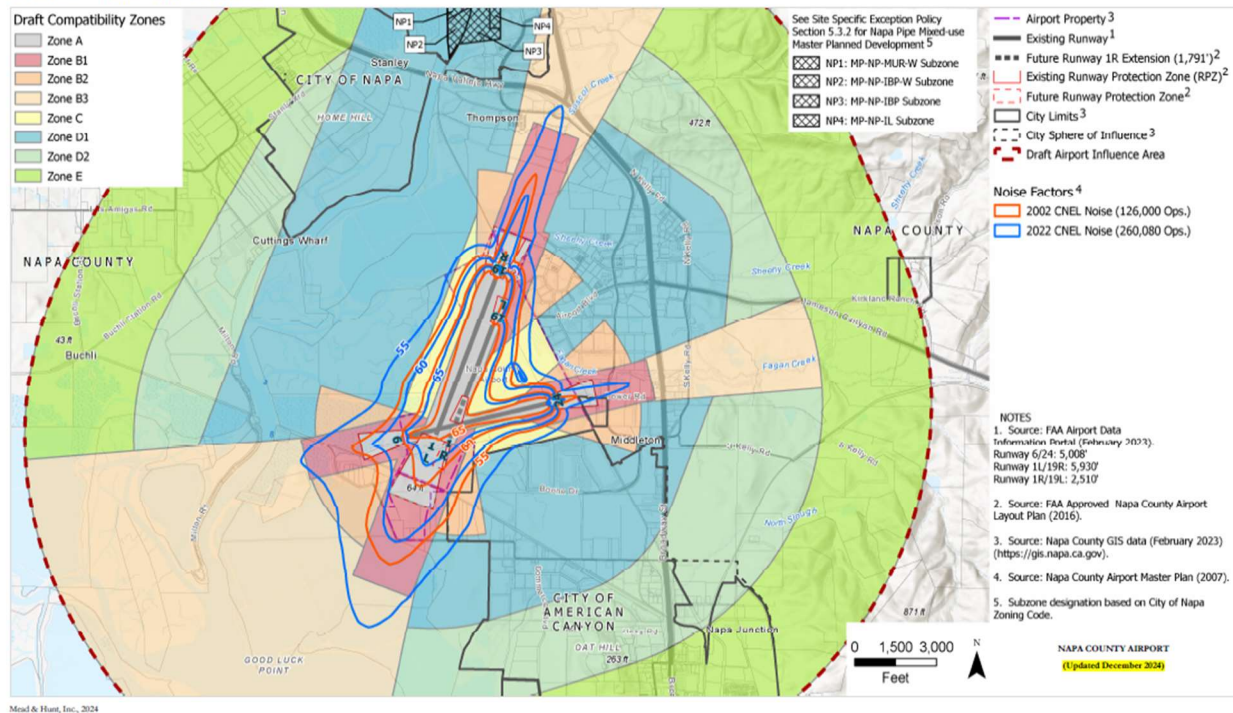
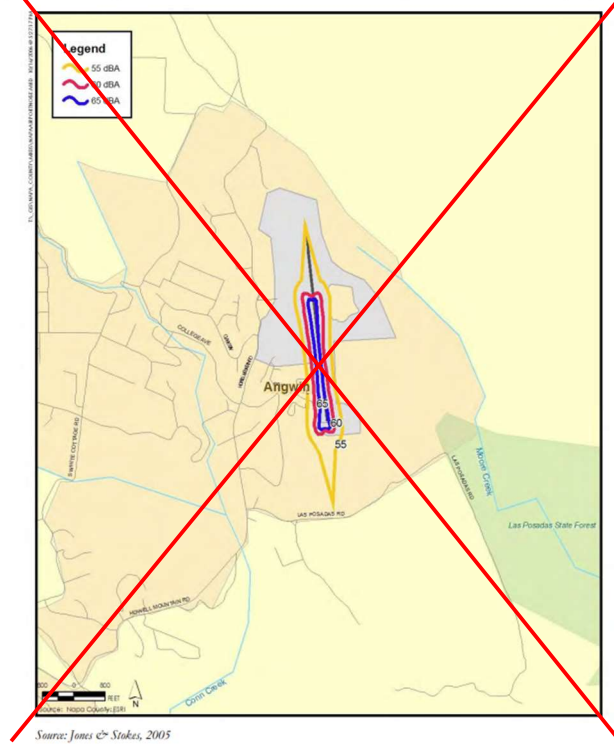
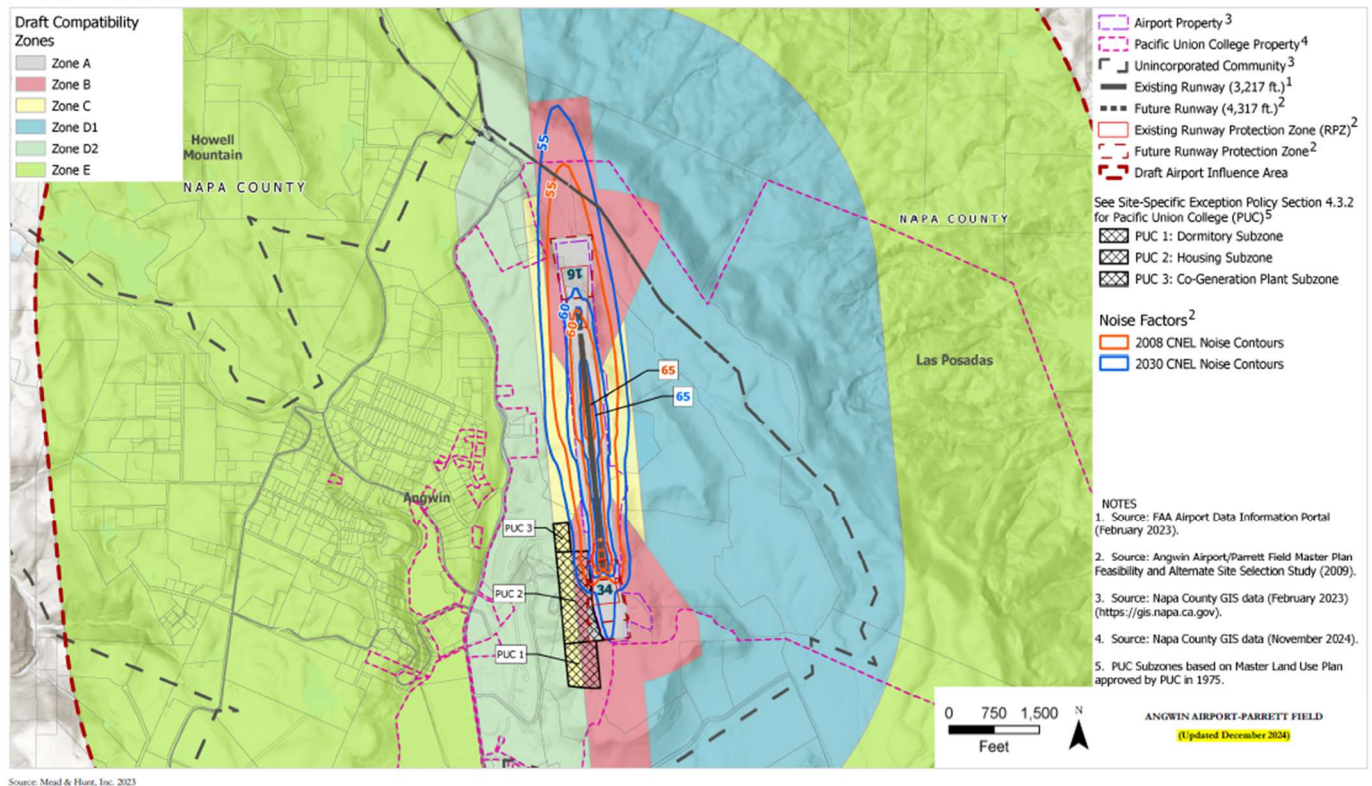


Figure CC-2: Angwin Airport Projected Notice Levels (dBA CNEL) (Page CC-14)



Replace With:

EXHIBIT 6-5: COMPATIBILITY FACTORS – NOISE



“C”

Ordinance Amending Zoning Code Chapter 18.80 – Redlines

General Plan & Zoning Code Update to Airport Land Use
Compatibility Plan Consistency Determination
ALUC August 6, 2025

Additions are underlined.
Deletions are ~~struck through~~.
Revision markers are noted in left or
right margins as vertical lines.

ORDINANCE NO. _____

**AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, 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
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON
DECEMBER 4, 2024 BY THE NAPA COUNTY AIRPORT LAND USE
COMMISSION**

WHEREAS, California Government Code Section 65860(a) requires zoning ordinances be consistent with the general plan; and

WHEREAS, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

WHEREAS, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

WHEREAS, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

WHEREAS, to ensure consistency between the County General Plan and the County's zoning ordinance, various amendments to Napa County Code Chapter 18.80 (AC Airport Compatibility Combination District) are required; and

WHEREAS, prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.

The Napa County Board of Supervisors, State of California, ordains as follows:

SECTION 1. Section 18.80.030 (ALUCP Zone E regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

18.80.030 - Basic Compatibility Criteria Angwin Airport – Parrett Field. ALUCP Zone E regulations.

The Angwin Airport – Parrett Field, has six (6) Airport Compatibility Zones, each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 4 Exhibit 4-1 Basic Compatibility Criteria, Angwin Airport – Parrett Field, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

~~Within ALUCP Zone E most land uses are normally acceptable, however, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A. Overflight easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map;~~
- ~~B. Prohibited Uses. Highly noise sensitive outdoor uses referenced in the Napa County airport land use compatibility plan, such as meditative retreats;~~
- ~~C. Uses Not Normally Acceptable. The following uses raise concerns related to size, noise sensitivity or their propensity to attract birds that must be addressed if the use is to be approved. Such uses shall require use permits and shall be referred to the Airport Land Use Commission (ALUC) for a compatibility determination prior to final approval:~~
 - ~~1. Landfills;~~
 - ~~2. New ponds greater than one-half acre in size;~~
 - ~~3. Amphitheaters;~~
 - ~~4. Residential Uses—All. Any proposed residential use shall consider the proximity of flight patterns, frequency of overflights, terrain conditions and type of aircraft in determining acceptable use locations.~~
- ~~D. General Design Requirements:~~
 - ~~1. Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior~~

~~lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~

- ~~2. Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, or, if height limits are not specifically assigned by the underlying district, the height limit shall be thirty-five feet. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

SECTION 2. Section 18.80.040 (ALUCP Zone D regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.040 - Basic Compatibility Criteria Napa County Airport. ALUCP Zone D regulations.

The Napa County Airport has eight (8) compatibility zones each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 5 Exhibit 5-1 Basic Compatibility Criteria, Napa County Airport, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

~~Within ALUCP Zone D, most nonresidential uses are normally acceptable. However, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A. Overflight easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- ~~B. Prohibited Uses. The following uses are prohibited:~~
 - ~~1. Landfills;~~
 - ~~2. Residential uses, except for residential uses allowable under agricultural land use and zoning designations.~~
- ~~C. Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval.~~
 - ~~1. Public or private schools for children under eighteen years of age;~~
 - ~~2. Libraries;~~
 - ~~3. Hospitals, major medical facilities (skilled nursing and similar);~~

- ~~4. Day care centers; except for family day care homes, and ancillary day care centers associated with a business wherein a parent and/or legal guardian of every child present at the daycare is an employee of the primary use or the ancillary daycare center and the daycare does not exceed fifteen children. Furthermore, it is recognized that the provision of day care services are an important countywide goal, and approval of day care centers within compatibility Zone D will not be unreasonably withheld upon demonstration that potential airport land use conflicts have been addressed to the satisfaction of the planning commission and airport land use commission;~~
 - ~~5. Retail buildings and shopping centers, greater than forty thousand square feet; or smaller retail buildings and centers that, when combined with an adjacent retail building and center, would in combination total more than forty thousand square feet;~~
 - ~~6. Amphitheaters;~~
 - ~~7. New ponds.~~
- ~~D. Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, decision-making body shall consider the following criteria:~~
- ~~1. Density. Density of use averaged over the entire site (excluding streets) should not exceed one hundred persons per acre in structures, or one hundred fifty persons in and out of structures;~~
 - ~~2. Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
 - ~~3. Noise. Appropriate noise reduction measures have been incorporated for noise sensitive uses (such as schools or libraries) consistent with ALUCP and county general plan standards, whichever is more restrictive.~~
- ~~E. General Design Requirements.~~
- ~~1. Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
 - ~~2. Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, or, if height limits are not specifically assigned by the underlying district, the height limit shall be thirty five feet. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

SECTION 3. Section 18.80.050 (ALUCP Zone C regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.050 – Reserved. ALUCP Zone C regulations.

~~Within ALUCP Zone C, which is the extended approach/departure zone, most lower intensity non residential uses are normally acceptable. However, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A.—Avigation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction; and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- ~~B.—Prohibited Uses. The following uses are prohibited:~~
 - ~~1.—Residential uses; except for residential uses allowable under agricultural land use and zoning designations;~~
 - ~~2.—Public or private schools for children under eighteen years of age and libraries;~~
 - ~~3.—Hospitals and major medical facilities (skilled nursing and similar);~~
 - ~~4.—Day care centers, except family day care homes within legally established residences;~~
- ~~C.—Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~
 - ~~1.—Retail buildings and shopping centers larger than forty thousand square feet in size, or smaller retail buildings and centers that, when combined with an adjacent retail building and center, would in combination total more than forty thousand square feet;~~
 - ~~2.—Hotels and motels;~~
 - ~~3.—Health clubs;~~
 - ~~4.—Restaurants or bars seating more than eighty persons;~~
 - ~~5.—Multi-story buildings;~~
 - ~~6.—Theaters, assembly halls, and conference centers;~~
 - ~~7.—New ponds;~~
 - ~~8.—Solar panels.~~

~~D.—Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~

- ~~1.—Density. Density of use averaged over the entire site (excluding streets) should not exceed fifty persons per acre in structures, or seventy-five persons in and out of structures; however, density on any one acre should not exceed twice the indicated number of people per acre;~~
- ~~2.—Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
- ~~3.—Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
- ~~4.—Location. Structures have been set back as far as possible from the extended centerline of the runway.~~

~~E.—General Design Requirements.~~

- ~~1.—Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
- ~~2.—Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

SECTION 4. Section 18.80.060 (ALUCP Zone B regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

18.80.060 – Reserved.ALUCP Zone B regulations.

~~Within ALUCP Zone B, which is the approach/departure zone, only low intensity uses such as golf courses, nurseries, outdoor storage, and mini-storage are allowable due to substantial risk from low flying aircraft. The following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A.—Avigation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction,~~

and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.

~~B.— Prohibited Uses. The following uses are prohibited:~~

- ~~1.— Residential uses;~~
- ~~2.— Public or private schools;~~
- ~~3.— Hospitals and major medical facilities (skilled nursing and similar);~~
- ~~4.— Day care centers.~~

~~C.— Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~

- ~~1.— Retail buildings and offices;~~
- ~~2.— Hotels and motels;~~
- ~~3.— Health clubs;~~
- ~~4.— Restaurants or bars;~~
- ~~5.— Multi-story buildings;~~
- ~~6.— Theaters, assembly halls, and conference centers;~~
- ~~7.— New ponds;~~
- ~~8.— Solar panels;~~

~~D.— Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~

- ~~1.— Density. Density of use averaged over the entire site (excluding streets) should not exceed ten persons per acre in structures, or twenty-five persons in and out of structures; however, density on any one acre should not exceed twice the indicated number of people per acre;~~
- ~~2.— Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
- ~~3.— Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
- ~~4.— Location. Structures have been set back as far as possible from the extended centerline of the runway.~~

~~E.— General Design Requirements.~~

1. ~~Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
2. ~~Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

SECTION 5. Section 18.80.070 (ALUCP Zone A regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.070 – Reserved.~~ALUCP Zone A regulations.~~

~~Within ALUCP Zone A, which is the runway protection zone, land uses are limited to open space, pasture, auto parking, aircraft tie-down, and agricultural uses which do not cause a hazard to flight. This is an area of high risk from low flying aircraft. The following standards shall apply in addition to the standards of the principal zoning district:~~

- A. ~~Avigation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- B. ~~Prohibited Uses. The following uses are prohibited:~~
 1. ~~All Residential uses;~~
 2. ~~Any assemblage of people;~~
 3. ~~Any new structure exceeding county and/or FAA height limitations;~~
 4. ~~Noise sensitive uses;~~
- C. ~~Uses Not Normally Acceptable. The following uses raise concerns related to size, and hazards to flight to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~
 1. ~~Heavy poles;~~
 2. ~~Signs;~~
 3. ~~Trees;~~

- ~~4. — Lights;~~
 - ~~5. — New ponds;~~
 - ~~6. — Solar panels.~~
- ~~D. — Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~
- ~~1. — Density. Total on-site density for uses shall not exceed ten persons per acre. No permanent density is permitted within structures;~~
 - ~~2. — Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
 - ~~3. — Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
 - ~~4. — Location. Structures have been set back as far as possible from the extended centerline of the runway.~~
- ~~E. — General Design Requirements.~~
- ~~1. — Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
 - ~~2. — Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

SECTION 6. Section 18.80.090 (ALUC referral) of Chapter 18.80 (AC Airport

Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.090 - ALUC referral.

A.General. General plan amendments, specific plans, zoning or subdivision ordinance amendments, facility master plans, building regulations, or uses listed as Conditionally Compatible or Incompatibility as noted in the current Napa Countywide Airport Land Use Compatibility Plan,"Not normally acceptable uses," and structure heights over applicable

height limits within ALUCP compatibility zones, and Special Conditions Exception requests shall be referred to and reviewed by the ALUC, or designee(s), for a consistency determination prior to final approval.

B. Process. When projects are referred to the ALUC, the following process shall be followed:

1. The planning commission shall hold a public hearing and make a recommendation on the application and refer the project to the ALUC;
2. The project shall be reviewed by the ALUC and the ALUC shall provide a ALUCP consistency determination. The ALUC may make recommendations to modify the project for consistency with the ALUCP;
3. The county decision-making body shall then hold a public hearing and take final action on the project. If the ALUC finds the project to be inconsistent with the ALUCP, the board of supervisors may override that decision in accordance with state law.

SECTION 7. Section 18.80.100 (Filing materials) of Chapter 18.80 (AC Airport

Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.100 - Filing materials.

In addition to standard application materials, the applicant shall provide the following filing materials:

- A. A completed ALUC Referral Form. ~~Special Requirements In/Near Zone C. Subdivisions and new construction proposed in Zone D within one hundred feet of Zone C, or within Zone C shall provide building envelopes, approach surfaces and the extended runway centerline on the plans.~~
- B. Property location data, including assessor's parcel number, street address, and subdivision lot number. ~~Design Response, All Projects. The applicant shall address how the building or use has been designed so that it does not create smoke, glare, distracting lights, or electrical interference that may constitute a hazard to aircraft flight.~~
- C. An accurately scaled map depicting the project site location in relationship to the airport boundary and runway. Uses Not Normally Acceptable. For projects identified as being not normally acceptable, the applicant shall also address how their use has been appropriately designed to address identified criteria.
- D. A description of the proposed use(s), current general plan designation and zoning district, and the type of Major Land Use Action being sought from the Local Agency (e.g., zoning variance, special use permit, building permit).
- E. A detailed site plan and supporting data showing site boundaries and size; existing uses that will remain; location of existing and proposed structures, rooftop

structures, landscaped areas, open spaces, and water bodies; ground elevations (above mean sea level); and elevations of tops of structures and trees. Additionally:

- a. For residential uses, the number of proposed dwelling units per acre (separately indicating any accessory dwelling units as defined by state law and local regulations).
- b. For nonresidential uses, the total floor area for each type of proposed use, the number of parking spaces, and the maximum number of people (employees, visitors/customers) potentially occupying the total site or portions thereof at any one time.

F. Identification of any features, during or following construction, that would increase the attraction of birds or cause other wildlife hazards to aircraft operations at an airport or in its environs. Such features include, but are not limited to the following:

- a. Open water areas.
- b. Sediment pools, retention basins,
- c. Detention basins that hold water for more than 48 hours.
- d. Artificial wetlands.
- e. Landscaping that provides wildlife shelter and food sources.

G. Identification of any characteristics that could create electrical interference, confusing or bright lights, glare, smoke, or other electrical or visual hazards to aircraft flight.

H. Any environmental document (initial study, draft environmental impact report, etc.) that may have been prepared for the project.

I. Staff Reports regarding the project.

C.J. Other relevant information that the ALUC or ALUC Executive Office determines to be necessary to enable a comprehensive review of the proposed major land use action.

SECTION 8. Section 18.80.110 (Findings) of Chapter 18.80 (AC Airport Compatibility

Combination District) of the Napa County Code is amended to read in full as follows:

18.80.110 - Findings.

- A. Except as provided in subsection (C) of this section, the county shall make the following findings for a general plan amendment, specific plan, zoning or subdivision ordinance amendment, building regulations, or uses listed as Conditionally Compatible or Incompatible; or use permit for a "not normally acceptable" use:
 - a. The proposed project has been referred to the ALUC for a consistency determination; and
 - b. The ALUC has determined that proposed project is consistent with ALUCP compatibility policies and standards.
- B. Design Review. In approving a design review permit for new development, the decision-

making body must find that the building or structure has been designed to meet ALUC design requirements.

- C. Local Override. To override a determination by the ALUC that a proposed project or use is inconsistent with the ALUCP, the **B**oard of **S**upervisors, by a two-thirds vote, must make specific findings defined by state law (PUC Section 21670) that the action is consistent with the purposes of the ALUC statute.

SECTION 9. The Board finds this project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified and analyzed in Airport Land Use Compatibility Plan'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. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

SECTION 10. Pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40.

SECTION 11. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Napa County Board of Supervisors hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 12. This ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 13. A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

The foregoing Ordinance was recommended for adoption and public hearing held thereon before the Napa County Planning Commission on the 16th day of July 2025. The Planning Commission's recommendation was considered by the Board of Supervisors and this Ordinance was introduced and passed at a regular meeting of the Napa County Board of Supervisors ("the Board"), State of California, held on _____, 2025, by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____

ABSTAIN:	SUPERVISORS	_____

ABSENT:	SUPERVISORS	_____

NAPA COUNTY, a political subdivision of the
State of California

ANNE COTTRELL, Chair of the
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: _____ Deputy County Counsel By: _____ Code Services Date: _____	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____
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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON _____.

_____, DEPUTY
NEHA HOSKINS, CLERK OF THE BOARD

“D”

Ordinance Amending Zoning Code Chapter 18.80 – Clean

ORDINANCE NO. _____

**AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, 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
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON
DECEMBER 4, 2024 BY THE NAPA COUNTY AIRPORT LAND USE
COMMISSION**

WHEREAS, California Government Code Section 65860(a) requires zoning ordinances be consistent with the general plan; and

WHEREAS, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

WHEREAS, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

WHEREAS, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

WHEREAS, to ensure consistency between the County General Plan and the County's zoning ordinance, various amendments to Napa County Code Chapter 18.80 (AC Airport Compatibility Combination District) are required; and

WHEREAS, prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.

The Napa County Board of Supervisors, State of California, ordains as follows:

SECTION 1. Section 18.80.030 (ALUCP Zone E regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

18.80.030 - Basic Compatibility Criteria Angwin Airport – Parrett Field.

The Angwin Airport – Parrett Field, has six (6) Airport Compatibility Zones, each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 4 Exhibit 4-1 Basic Compatibility Criteria, Angwin Airport – Parrett Field, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

SECTION 2. Section 18.80.040 (ALUCP Zone D regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.040 - Basic Compatibility Criteria Napa County Airport.

The Napa County Airport has eight (8) compatibility zones each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 5 Exhibit 5-1 Basic Compatibility Criteria, Napa County Airport, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

SECTION 3. Section 18.80.050 (ALUCP Zone C regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.050 – Reserved.

SECTION 4. Section 18.80.060 (ALUCP Zone B regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

18.80.060 – Reserved.

SECTION 5. Section 18.80.070 (ALUCP Zone A regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.070 – Reserved.

SECTION 6. Section 18.80.090 (ALUC referral) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.090 - ALUC referral.

A.General. General plan amendments, specific plans, zoning or subdivision ordinance amendments, facility master plans, building regulations, or uses listed as Conditionally Compatible or Incompatibility as noted in the current Napa Countywide Airport Land Use Compatibility Plan, structure heights over applicable height limits within ALUCP compatibility zones, and Special Conditions Exception requests shall be referred to and reviewed by the ALUC, or designee(s), for a consistency determination prior to final approval.

B.Process. When projects are referred to the ALUC, the following process shall be followed:

1. The planning commission shall hold a public hearing and make a recommendation on the application and refer the project to the ALUC;
2. The project shall be reviewed by the ALUC and the ALUC shall provide a ALUCP consistency determination. The ALUC may make recommendations to modify the project for consistency with the ALUCP;
3. The county decision-making body shall then hold a public hearing and take final action on the project. If the ALUC finds the project to be inconsistent with the ALUCP, the board of supervisors may override that decision in accordance with state law.

SECTION 7. Section 18.80.100 (Filing materials) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

18.80.100 - Filing materials.

In addition to standard application materials, the applicant shall provide the following filing materials:

- A. A completed ALUC Referral Form.
- B. Property location data, including assessor's parcel number, street address, and subdivision lot number.
- C. An accurately scaled map depicting the project site location in relationship to the airport boundary and runway. Uses Not Normally Acceptable. For projects identified as being not normally acceptable, the applicant shall also address how their use has been appropriately designed to address identified criteria.
- D. A description of the proposed use(s), current general plan designation and zoning district, and the type of Major Land Use Action being sought from the Local Agency (e.g., zoning variance, special use permit, building permit).
- E. A detailed site plan and supporting data showing site boundaries and size; existing uses that will remain; location of existing and proposed structures, rooftop structures, landscaped areas, open spaces, and water bodies; ground elevations (above mean sea level); and elevations of tops of structures and trees. Additionally:
 - a. For residential uses, the number of proposed dwelling units per acre (separately indicating any accessory dwelling units as defined by state law and local regulations).
 - b. For nonresidential uses, the total floor area for each type of proposed use, the number of parking spaces, and the maximum number of people (employees, visitors/customers) potentially occupying the total site or portions thereof at any one time.
- F. Identification of any features, during or following construction, that would increase the attraction of birds or cause other wildlife hazards to aircraft operations at an airport or in its environs. Such features include, but are not limited to the following:
 - a. Open water areas.
 - b. Sediment pools, retention basins,
 - c. Detention basins that hold water for more than 48 hours.
 - d. Artificial wetlands.
 - e. Landscaping that provides wildlife shelter and food sources.
- G. Identification of any characteristics that could create electrical interference, confusing or bright lights, glare, smoke, or other electrical or visual hazards to aircraft flight.
- H. Any environmental document (initial study, draft environmental impact report, etc.) that may have been prepared for the project.
- I. Staff Reports regarding the project.
- J. Other relevant information that the ALUC or ALUC Executive Office determines to be necessary to enable a comprehensive review of the proposed major land use action.

SECTION 8. Section 18.80.110 (Findings) of Chapter 18.80 (AC Airport Compatibility

Combination District) of the Napa County Code is amended to read in full as follows:

18.80.110 - Findings.

- A. Except as provided in subsection (C) of this section, the county shall make the following findings for a general plan amendment, specific plan, zoning or subdivision ordinance amendment, building regulations, or uses listed as Conditionally Compatible or Incompatible:
 - a. The proposed project has been referred to the ALUC for a consistency determination; and
 - b. The ALUC has determined that proposed project is consistent with ALUCP compatibility policies and standards.
- B. Design Review. In approving a design review permit for new development, the decision-making body must find that the building or structure has been designed to meet ALUC design requirements.
- C. Local Override. To override a determination by the ALUC that a proposed project or use is inconsistent with the ALUCP, the Board of Supervisors, by a two-thirds vote, must make specific findings defined by state law (PUC Section 21670) that the action is consistent with the purposes of the ALUC statute.

SECTION 9. The Board finds this project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified and analyzed in Airport Land Use Compatibility Plan'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. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

SECTION 10. Pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40.

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SECTION 11. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Napa County Board of Supervisors hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 12. This ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 13. A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

The foregoing Ordinance was recommended for adoption and public hearing held thereon before the Napa County Planning Commission on the 16th day of July 2025. The Planning Commission's recommendation was considered by the Board of Supervisors and this Ordinance was introduced and passed at a regular meeting of the Napa County Board of Supervisors ("the Board"), State of California, held on _____, 2025, by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

NAPA COUNTY, a political subdivision of the
State of California

ANNE COTTRELL, Chair of the
Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>McKayla McMahon</u> Deputy County Counsel</p> <p>By: <u>/S/ Brandon Aguilera</u> Code Services</p> <p>Date: <u>July 1, 2025</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON _____.

_____, DEPUTY
NEHA HOSKINS, CLERK OF THE BOARD



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Airport Land Use Commission

Agenda Date: 8/6/2025

File ID #: 25-1200

TO: Airport Land Use Commission
FROM: Dana Morrison, ALUC Executive Officer
REPORT BY: Wendy Atkins, ALUC Staff Liaison
SUBJECT: Election of the 2025/2026 Airport Land Use Commission (ALUC) Officers

RECOMMENDATION

ELECTION OF 2025 AIRPORT LAND USE COMMISSION OFFICERS

Staff Recommendation: That the Commission elect a Chairperson and Vice-Chairperson for 2025/2026.

Staff Contact: Wendy Atkins (707) 259-8757 or wendy.atkins@countyofnapa.org

EXECUTIVE SUMMARY

Airport Land Use Commission officer elections usually occur at the first meeting of the New Year. While this is the second ALUC meeting of the year, Staff requests that the Commission elect a Chairperson and Vice-Chairperson, by motion, with elected officers assuming their position at the Wednesday, August 6, 2025, ALUC meeting.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and, therefore, CEQA is not applicable.

BACKGROUND AND DISCUSSION

Election of Airport Land Use Commission officers usually occurs at the first meeting of the New Year. While this is the second ALUC meeting of the year, staff requests that the Commission elect a Chairperson and Vice-Chairperson, by motion, with elected officers assuming their position at the next scheduled ALUC hearing.

