

# Planning, Building & Environmental Services

## County of Napa General Plan and Zoning Code Updates for Consistency with the Countywide 2024 Airport Land Use Compatibility Plan

Presented by Michael Parker, Planning Manager



# Introduction of Today's Request

That the Board Consider:

The proposed amendments implements policies that were previously evaluated and are within the scope of the Negative Declaration prepared for the ALUCP;

A resolution amending the Agricultural Preservation and Land Use Element, and Community Character Element of the Napa County General Plan; and

An ordinance amending Napa County Code Chapter 18.80 – AC Airport Compatibility Combination District.



# 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.



# Background and Discussion (cont.)

To meet the consistency test with the ALUCP, a General Plan must do two things:

- 1) it must specifically address compatibility planning issues, either directly or through reference to a zoning ordinance or other policy document; and
- 2) it must avoid direct conflicts with compatibility planning criteria.



# Proposed Updates

Changes for consistency with the 2024 ALUCP  
Compatibility Zones include:

- Updates to the County's General Plan to refer to the 2024 ALUCP and updates the two airport environs maps referenced in the General Plan  
(Staff Report Attachment Exhibit A of the Resolution)
- Amends Chapter 18.80 Zoning Code  
(Staff Report Attachment Ordinance – Redline)





# Background and Discussion (cont.)

## 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.



# Tribal Noticing

May 20, 2025, Noticing:

- Native American Heritage Commission
- California Native American Tribes



# July 16, 2025, Public Hearings

Planning Commission (5-0 vote) recommended the Board:

1. Find the proposed updates implements the programs and policies of the ALUCP, and is within the scope of the ALUCP's adopted Negative Declaration, no new environmental effects identified, and no new mitigations are necessary;
2. Adopt the resolution amending the General Plan; and
3. Adopt the ordinance amending Chapter 18.80





# August 6, 2025: Public Hearings

## Airport Land Use Commission

1. Conducted an Airport Land Use Compatibility Review and Consistency Determination for the proposed Napa County General Plan and Zoning Code Updates, as required pursuant to the State Aeronautic Act and Public Utilities Code (PUC) Section 21676
2. 6-0 vote:  
The ALUC found the proposed updates to the Napa County General Plan and Zoning Code consistent with the 2024 ALUCP.



# Board of Supervisors:

Today's requested action is that the Board of Supervisors:

1. Find the proposed General Plan and Zoning Code Update 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 Airport Land Use Commission (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

Michael Parker

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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.

