

# Planning, Building & Environmental Services

## Countywide Airport Land Use Compatibility Plan Consistency Determination for the City of American Canyon 2040 General Plan Update # P25-00114

Presented by Wendy Atkins



# Agenda

- Executive Summary
- Environment Analysis
- Background and Discussion
- Recommendation



# Introduction

Countywide Airport Land Use Compatibility Review and Consistency Determination for City of American Canyon 2040 General Plan Update as required pursuant to the State Aeronautic Act, Public Utilities Code (PUC) Section 21676. The City of American Canyon has included necessary changes to ensure the updated General Plan is consistent with the recently adopted 2024 Napa County Airport Land Use Compatibility Plan (ALUCP)







# Topic one

## Executive Summary



# Executive Summary

- The City of American Canyon has included the 2024 Napa County Airport Land Use Compatibility Plan as a standalone document incorporated into the General Plan.
- The "project" currently before the ALUC is an evaluation of the entire City general plan.
- The action before the ALUC is to determine whether the City's General Plan is consistent with the newly adopted ALUCP.







# Topic two

## Environment Analysis



# Environment Analysis

- The City of American Canyon prepared an Environmental Impact Report (EIR) that evaluated the General Plan Update Project at a program level of analysis and included required mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP).
- The EIR provided an evaluation of the potential environmental impacts of the proposed General Plan Update and recommended mitigation measures to reduce impacts to a less-than-significant level.







# Topic three

Background and Discussion





# Background and Discussion

- On December 4, 2024, the ALUC adopted the updated ALUCP for Angwin-Parrett Field 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
- Once the general plan is revised and deemed consistent, then only certain more substantive land use actions must be submitted for ALUC review.



# Airport Land Use Consistency Factors:

1. History - On May 5, 2010, the Airport Land Use Commission found the previous City of American Canyon General Plan Amendment consistent with the Airport Land Use Compatibility Plan. The current amendment to the City's General Plan is intended to incorporate the new ALUCP, adopted in December 2024.
2. Location - The City of American Canyon is located in southern Napa County. These changes affect all parcels located in approximately the north half of the City that are located within Napa County Airport Influence Areas Zone D1 (Inner Traffic Patter Zone), D2 (Outer Traffic Pattern Zone), and Zone E, (Other Airport Environs).





# Airport Land Use Consistency Factors:

3. Land Use – On March 27, 2025, the American Canyon Planning Commission unanimously recommended the City Council approve the 2040 General Plan Update.
4. Concentration of People – The 2040 General Plan Update has incorporated the ALUCP density restrictions. City 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 ALUC review. With the proposed changes, the City's regulations will be fully consistent with ALUCP density limitations.
5. Building Height – City regulations have long limited building height to 35 feet for occupied structures, which is fully consistent with ALUCP standards.



# Airport Land Use Consistency Factors:

6. Lighting and Glare - No changes to City regulations concerning light and glare are necessary to achieve consistency. Over the last several years, City regulations have contained sufficient measures to ensure that developments do not result in light and glare impacts. The City's standard conditions for development prohibit uplighting and off-site light and glare slippage consistent with ALUCP policies.
7. Building Materials - No changes to City regulations concerning building materials are necessary to achieve consistency. All projects within the City are subject to design review, and the building design requirements prohibit reflective materials. The City's standard conditions of approval 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





# Airport Land Use Consistency Factors:

8. Overflight Easement – The project incorporates the 2024 ALUCP as a standalone document incorporated into the General Plan, which will require dedication of aviation or overflight easements and/or deed restrictions and real estate disclosure notifications when new development or subdivisions are permitted in airport influence areas. Aviation 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 Ordinance 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.



# Airport Land Use Consistency Factors:

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







# Topic four

Recommendation







# Recommendation

Staff recommends that the Commission find the project consistent with the Countywide Airport Land Use Compatibility Plan.



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# Thank you

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