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Application Submittal Materials

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



PROJECT APPLICATION FOR LAND USE ACTION REVIEW

Project Identification No. _____

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____
Applicant _____ Phone Number _____
Mailing Address _____

Agent (if any) _____ Phone Number _____
Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address _____
Assessor's Parcel No. _____ Parcel Size _____
Subdivision Name _____ Zoning _____
Lot Number _____ Classification _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use _____
(describe) _____

Proposed Land Use _____
(describe) _____

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
For Other Land Uses Hours of Use _____
Number of People Maximum Number _____
On Site... Method of Calculation _____

Height Data Height above Ground of Tallest Object (including antennas and trees) _____ ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site _____ ft.

Flight Hazards

Does the Project Involve Characteristics that:

▪ Could Create Electrical Interference, Confusing Lights, Glare, Smoke, or Other Electrical or Visual Hazards to Aircraft Flight? ☐ Yes ☐ No

▪ Could Attract Birds or Other Wildlife to the Airport or Vicinity? ☐ Yes ☐ No

If Yes, Describe _____

REFERRING AGENCY (TO BE COMPLETED BY SUBMITTING AGENCY STAFF)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

Type of Project

☐ General Plan Amendment☐ Zoning Amendment or Variance☐ Subdivision Approval☐ Use Permit☐ Public Facility☐ Other _____

Inter-Agency Coordination: Indicate neighboring agencies that have been notified of project.

☐ City of Napa☐ City of American Canyon☐ County of Napa☐ Other _____**ALUC REVIEW** (TO BE COMPLETED BY ALUC STAFF / ATTACH ADDITIONAL PAGES IF NECESSARY)

Application _____

Date Received _____

By _____

Receipt _____

Is Application Complete?

☐ Yes☐ No

If no, cite reasons _____

Airport

☐ Napa County Airport☐ Angwin Airport – Parrett Field

Land Use Category/Categories _____

Compatibility Zones

Angwin Airport –
Parrett Field☐ A☐ B

-

-

☐ C☐ D1☐ D2☐ E

Napa County Airport

☐ A☐ B1☐ B2☐ B3☐ C☐ D1☐ D2☐ E

Land Use Acceptability

☐ Normally Compatible☐ Conditional☐ IncompatibleSitewide Avg. Density/
Intensity Criteria Met?☐ Yes☐ NoSingle-Acre Density/
Intensity Criteria Met?☐ Yes☐ NoSound Attenuation
Required?☐ Yes☐ NoOther Applicable
Conditions Met?☐ Yes☐ No

Airspace Protection Compatibility	Height Acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	FAA Notified if Applicable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other Hazards to Flight Excluded?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Other Requirements	Avigation Easement Required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Recorded Overflight Notification Required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Executed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Special Site/Project Conditions	Infill Parcel?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other (describe)		

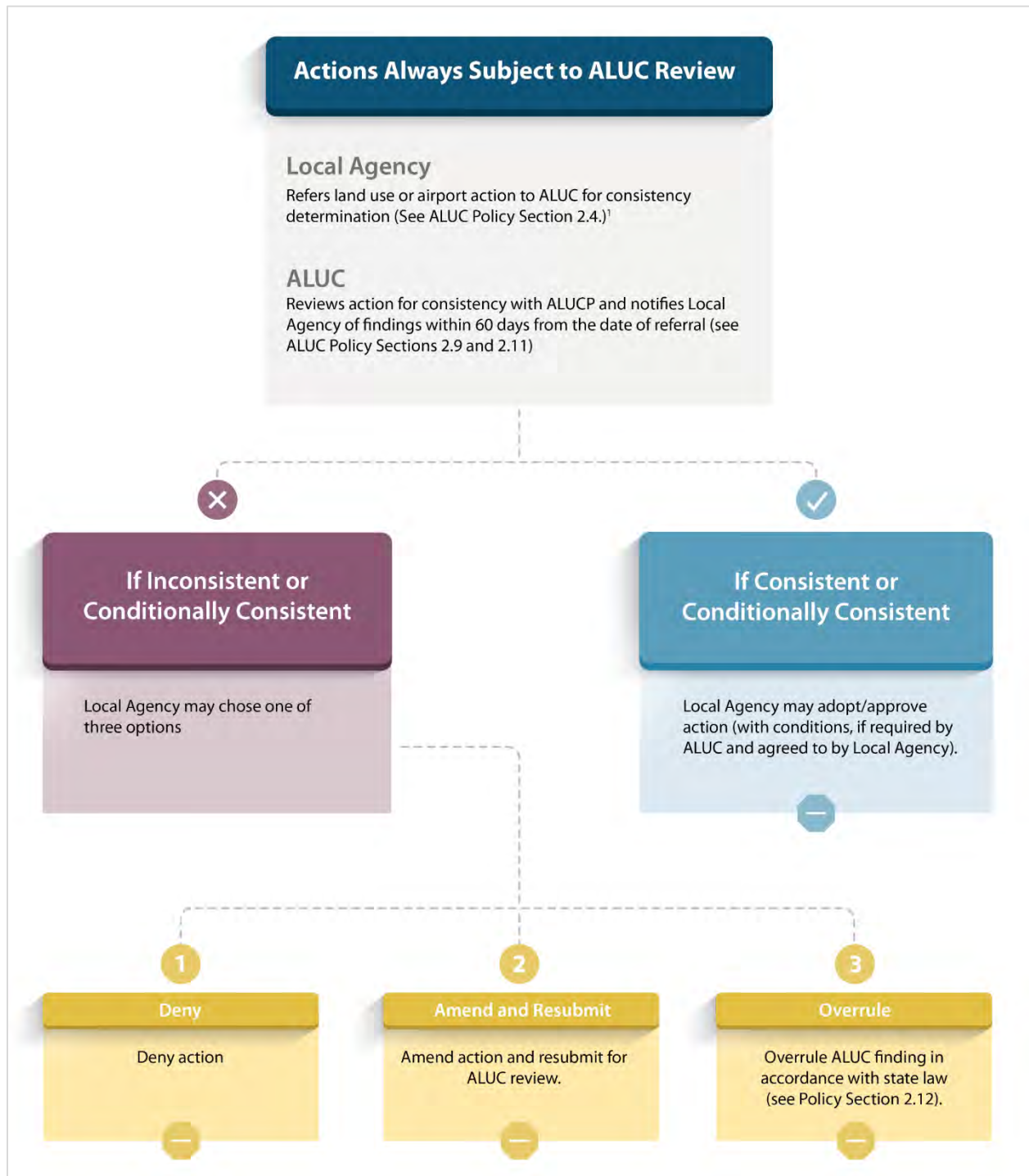
ACTIONS TAKEN (TO BE COMPLETED BY ALUC STAFF)

ALUC Staff	<input type="checkbox"/> Approve as Submitted	Date	
Action	<input type="checkbox"/> Refer to ALUC <input type="checkbox"/> Include Conditions?		
	Conditions:		

ALUC	<input type="checkbox"/> Consistent	Date	
Action	<input type="checkbox"/> Consistent with Conditions (list conditions / attach additional pages if needed)		
	<input type="checkbox"/> Inconsistent (list reasons / attach additional pages if needed)		

EXHIBIT F-1: ACTIONS ALWAYS SUBJECT TO *ALUC* REVIEW

See *ALUC* Policy Sections 2.4, 2.9, and 2.11.

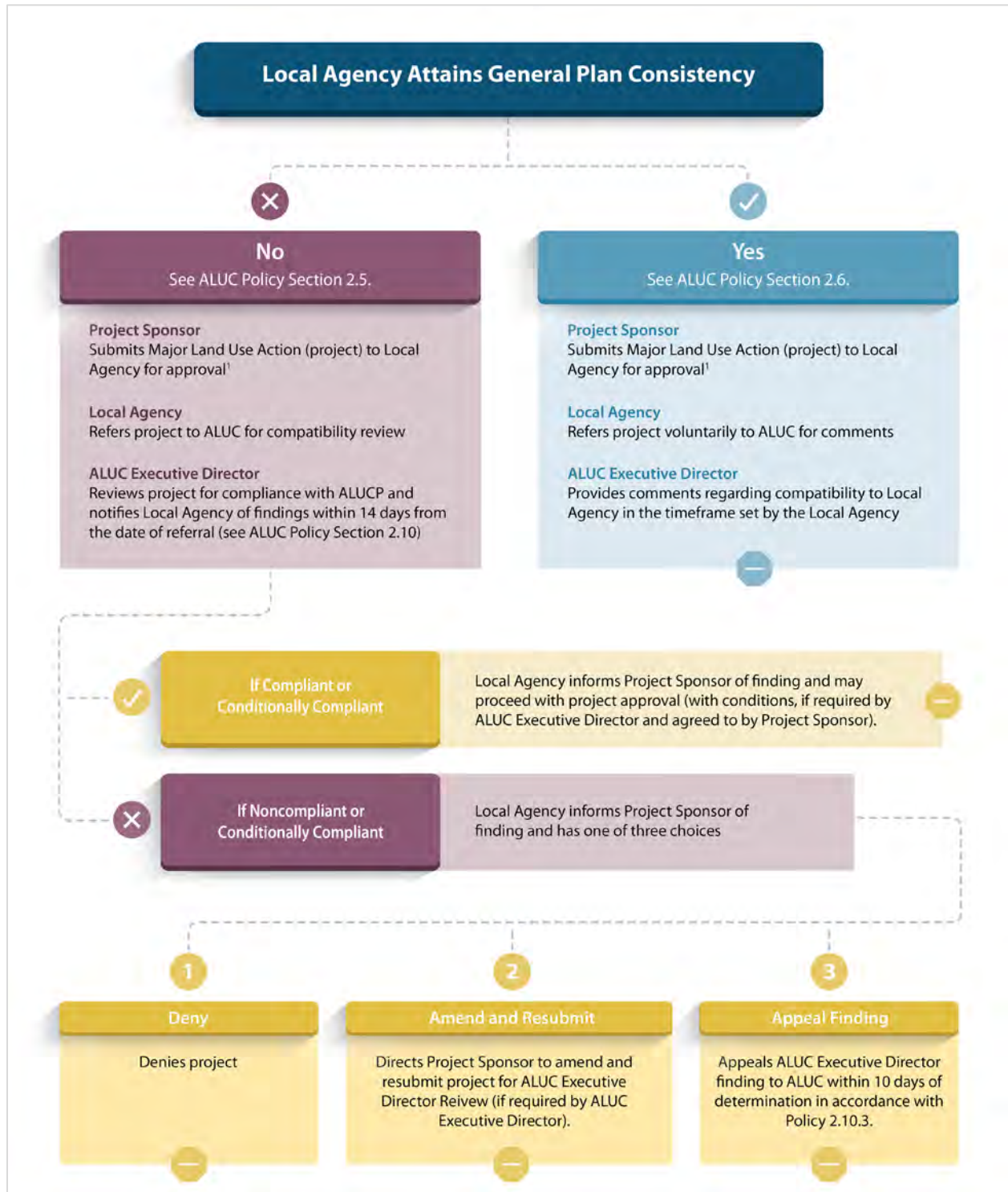


Notes:

1. Actions requiring mandatory referral to the Airport Land Use Commission (*ALUC*) include new or amended general plans, specific plans, facility master plans, airport master plans, zoning ordinances, rezoning of property, and building regulations, as well as Special Conditions Exceptions sought under Policy 3.2.4.
2. Source: Mead & Hunt, Inc. 2021

EXHIBIT F-2: MAJOR LAND USE ACTIONS SUBJECT TO *ALUC* REVIEW

See *ALUC* Policy Sections 2.5, 2.6, and 2.10.



Notes:

1. If project includes a proposed rezoning, it requires mandatory referral to the Airport Land Use Commission (*ALUC*) (see Exhibit F-1).
2. Source: Mead & Hunt, Inc. 2021



April 9, 2025

Dana E. Morrison
Supervising Planner, Conservation
County of Napa Planning, Building & Environmental Services
1195 Third Street, 2nd Floor
Napa, CA 94559

Subject: ALUC Consistency Determination for the Comprehensive General Plan, ALUC Conformance Update and Zoning Amendment Project

Dear Dana Morrison,

We are pleased to submit an application for a Napa County Airport Land Use Commission (ALUC) Consistency Determination for the American Canyon Comprehensive General Plan Update, ALUC Conformance Update and Zoning Amendment Project. The Project scope includes the City's Water Service Area, Urban Limit Line (ULL/RUL), Sphere of Influence and City Corporate boundaries. The City has been studying this Project and meeting with stakeholders since 2019.

Normally, a Comprehensive General Plan Update results in significant land use amendments to accommodate new General Plan policies. In our case, the City has already accomplished major land use amendments – the most recent of which was the Paoli/Watson project. The remaining land use amendments, which include corresponding zoning map amendments include redesignating creeks and parks from Commercial or Residential to Open Space. Three existing Public Schools will be redesignated from Commercial or Residential to Public.

To provide consistency with the new Airport Land Use Compatibility Plan, the General Plan adopts the ALUCP as a standalone document and adds policy amendments. The ALUCP policy amendments may be viewed in the Land Use Element, Goal LU-9 and the Safety Element, Goal S-6. To provide Zoning Ordinance consistency, the Project adds a new Municipal Code Chapter 19.55 - Airport Land Use Compatibility.

The Planning Commission conducted a public hearing on the Comprehensive General Plan Update Project on March 27, 2025 and recommended City Council approval for the EIR, General Plan Update which includes the ALUC Conformance update, and Zoning Code Amendments. The Open Space, Active Transportation and Sustainability (OSATS) Commission reviewed and provided comments on the Project on April 2, 2025. Other hearings scheduled include:

- April 10, 2025 - The Parks & Community Services (PCS) Commission will review and provide comments.
- April 15, 2025 - The City Council will conduct a workshop.
- May 20, 2025 - The City Council will conduct a public hearing and consider certifying the EIR, adopting the General Plan, and conducting first reading for the Zoning Code amendments.
- June 3, 2025 – The City Council will consider second reading for the Zoning Code amendments.

Included in this application are the following attachments:

SUB 01 – This cover transmittal.

SUB 02 – Draft Council Resolution to certify the Final EIR.

SUB 03 – Draft General Plan EIR.

SUB 04 – Draft General Plan EIR Appendices.

SUB 05 – Draft General Plan FEIR.

SUB 06 – Draft General Plan MMRP.

SUB 07 – CEQA Findings and Statement of Overriding Considerations.

SUB 08 – Draft Council Resolution to approve the General Plan Update.

SUB 09 – Draft Comprehensive General Plan.

SUB 10 – Napa Airport Land Use Compatibility Plan.

SUB 11 – Draft Council Ordinance to amend the Zoning Code to be consistent with the General Plan.

SUB 12 – New Municipal Code Chapter 19.55 Airport Land Use Compatibility.

We look forward to working with you on this application. If you have any questions, I may be contacted at (707) 647-4335 or at bcooper@americancanyon.gov.

Sincerely,



Brent Cooper, AICP
Community Development Director

cc: Jason B. Holley, City Manager
William D. Ross, City Attorney

General Plan Study Area

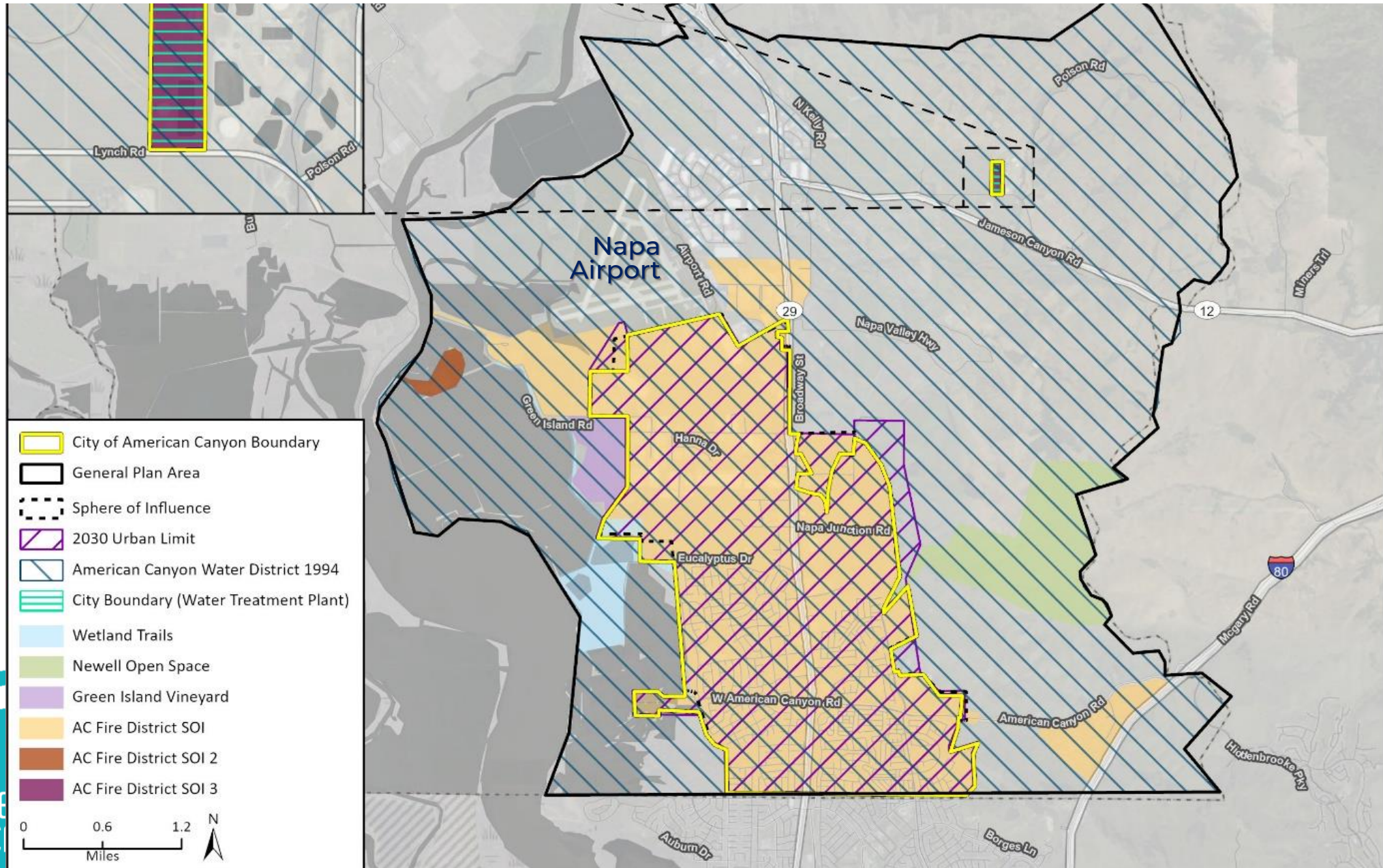
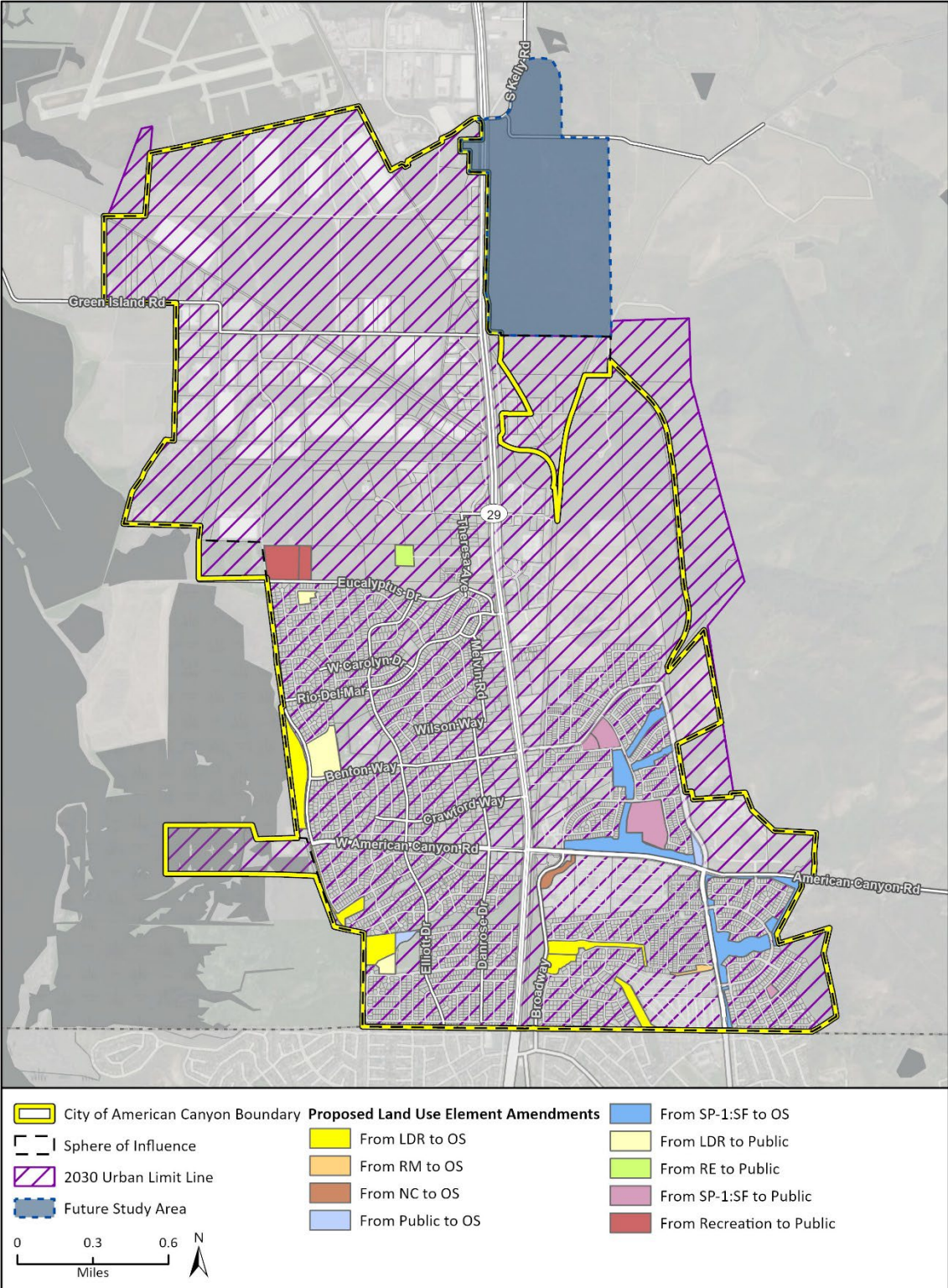


Figure 2-4 Proposed Land Use Element Amendments



Basemap provided by Microsoft Bing, Esri and their licensors © 2024.
Additional data provided by the City of American Canyon, 2022.

American Canyon GPU and EIR
Fig 3 Proposed Land Use Element Amendments