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Director

## CORRECTION MEMORANDUM

To:	Airport Land Use Commission	From:	Wendy Atkins
Date:	May 6, 2025	Re:	Countywide Airport Land Use Compatibility Review and Consistency Determination for City of American Canyon 2040 General Plan Update

Staff inadvertently attached the Draft Environmental Impact Report instead of the Draft Comprehensive American Canyon 2040 General Plan Update.

Here is a link to the Draft Comprehensive American Canyon 2040 General Plan Update:  
<https://www.pb.es.cloud/index.php/s/ZKiPQf43wfMk4Mc>. The ALUCP policy amendments may be viewed in the Land Use Element, Goal LU-9 and the Safety Element, Goal S-6. The goals for both the Land Use and Safety Elements are attached to this memorandum.

## Airport Compatibility

Napa County Airport abuts the City Urban Limit Line. This represents both an opportunity and a constraint. The airport provides an economic stimulus for the development of industries and commercial businesses in American Canyon. Airport operations result in noise and the potential risk of accidents that impact nearby land uses. The goals and policies in this section are intended to mitigate any potential hazards and assure compatibility of new development with the airport.

The Napa County Airport Land Use Compatibility Plan (NALUCP) was adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024. The NALUCP is incorporated into the General Plan as a standalone document identified as Appendix 3 Napa County Airport Land Use Compatibility Plan. (Source: NALUCP Section 1.4.2, bullet option #3)

### Goal LU-9:

*Ensure ~~the compatibility of~~ development within American Canyon is consistent with the Napa County Airport Land Use Plan. (Source: Existing Goal 1.N)*

**LU-9.1:** **Airport Constraints Compatibility.** ~~Ensure new development does not adversely constrain the Napa County Airport.~~  
(Source: Existing Objective 1.1.2.7, modified)

Within the time limits specified by Government Code 65302.3(a), the City shall amend, as applicable, the zoning ordinance and specific plan(s). (Source: NALUCP Section 1.4.2, bullet option #3)

**LU-9.2:** **Land Use Compatibility Nonconforming Uses.** ~~The City shall amend the Zoning Ordinance to incorporate policies that address changes to existing nonconforming uses consistent with the NALUCP. (Source: NALUCP Policy 3.7.3 and 3.7.4) Require new development or expansion of existing uses evaluate the Napa County Airport Land Use Compatibility Plan and Airport Compatibility Zones "A" through "E". (Source: Existing Policies 1.1.2.7.1 and 1.1.2.7.2, modified)~~

**LU-9.3:** **Airport Authority Coordination.** Consistent with Public Utilities Code Section 21676(b), prior to approving Actions

within the City that is subject to the NALUCP shall be evaluated consistent with the procedures in NALUCP Section 5.1. Recognize the importance of the Napa County Airport to city residents, including the economic, transportation and recreational benefits, and ensure that land use decisions do not negatively impact Airport operations. (Source: Existing Policy 1.1.2.7.7, modified)

## Quality of the Built Environment

American Canyon has a unique identity that the General Plan seeks to enhance by providing a policy framework for the preservation of resource lands and the design of new development. Tasteful development projects, beautiful landscaping, and a lack of visual clutter create an appealing community for residents and visitors. American Canyon has many areas with excellent community design characteristics, and others that need attention. The policies in this section seek to ensure neighborhoods are developed and maintained as high-quality living environments that support American Canyon's community character.

### Goal LU-10:

*Foster a community image that promotes and enhances American Canyon as a desirable place to live and do business. (Sources: New Goal)*

- LU-10.1:**      **City Gateway.** Seek to improve the scenic character of SR 29 as an important gateway into the City, through undergrounding utilities, increased landscaping, street tree planting, and appropriate architectural character. *(Source: New Policy)*
- LU-10.2:**      **City Identity.** Promote public art, historical structures, and landmarks to reinforce American Canyon's identity. *(Source: New Policy)*
- LU-10.3:**      **City Livability.** Promote a diversity of compatible land uses throughout the City to enable people to live close to job locations, have adequate and convenient commercial services, and enjoy public amenities and services such as transit, parks, trails, and schools. *(Source: New Policy)*

# Airport Hazards and Military Compatibility

The northern city boundary is just south of the Napa County Airport, with industrial buildings closest to the airport and residences located approximately four miles south. The airport was first constructed in 1942 by the Army Corps of Engineers on County-owned land. ~~The airport does not support commercial flights and mostly serves single-engine aircraft, with a 2021 projection of between 210,000 and 260,000 total aircraft operations for the airport.~~ The airport serves general aviation flight activity from small single-engine aircraft to large business jets. Total aircraft operations in 2023 and 2024 were between 65,500 and 68,000 each year. Federal Aviation Administration (FAA) forecasts project this same, steady level of annual aircraft activity through 2049<sup>1</sup>.

**Justification:** Revised language updates the status of the Napa Airport.

Potential dangers from the airport are mostly limited to the obstruction of airspace near the airport and the risk of aircraft accidents. The airport and surrounding communities adhere to several practices that minimize these risks.

## Open Land Requirements

Maintaining open land to be used in the event of an emergency landing is important to maintain the safety of communities surrounding the airport. The Airport Land Use Plan (ALUP) and land use plans of surrounding communities ensure adequate open space is maintained for emergency landings if necessary.

## Limiting Surrounding Development

Residential uses are not allowed in areas that may be impacted by significant noise or safety issues from the airport. Maintaining a buffer around the airport where homes are not allowed to be built mitigates potential hazards.

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<sup>1</sup> Federal Aviation Administration, Terminal Area Forecast, issued January 2024.



transportation and recreational benefits, and ensure that land use decisions rendered for this area do not negatively impact Airport operations (*Source: Existing Policy 1.27.7*).

**S-6.7: Airport Plan Updates.** Participate in Napa County efforts to update with the Napa Airport Land Use Compatibility Plan. (*Source: New Policy*)

~~**S-6.8: ALUC Plan Review.** Submit applicable General Plan Amendments and legislative proposals for Napa Airport Land Use Compatibility Plan consistency review by the ALUC. (*Source: New Policy*)~~

**Justification:** This policy was updated in the Land Use Element per Policy LU-9.3.