

“B”

Resolution of General Plan Update and Exhibit A

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

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| 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.

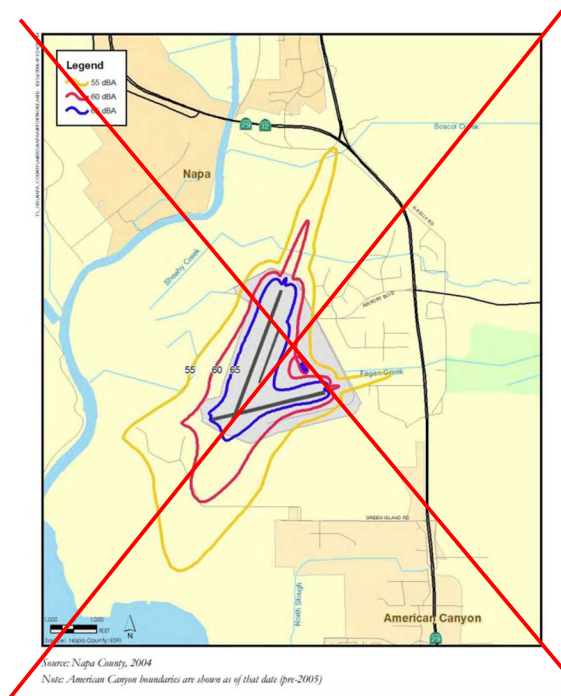
Part of Pacific Union College is the Angwin Airport, second largest in the county and important due to its elevation above the fog that occasionally halts operations at Napa County Airport. The County ~~is currently (2007) investigating purchasing the airport from the College and~~ seeks to preserve 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

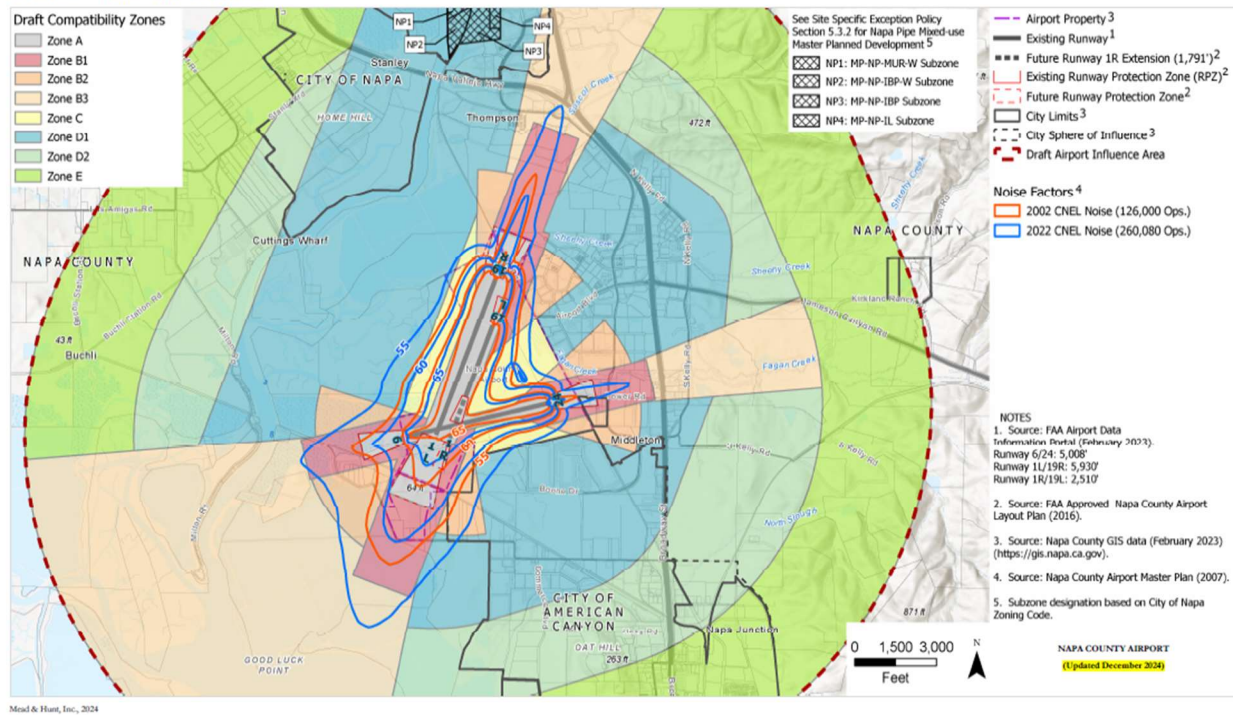
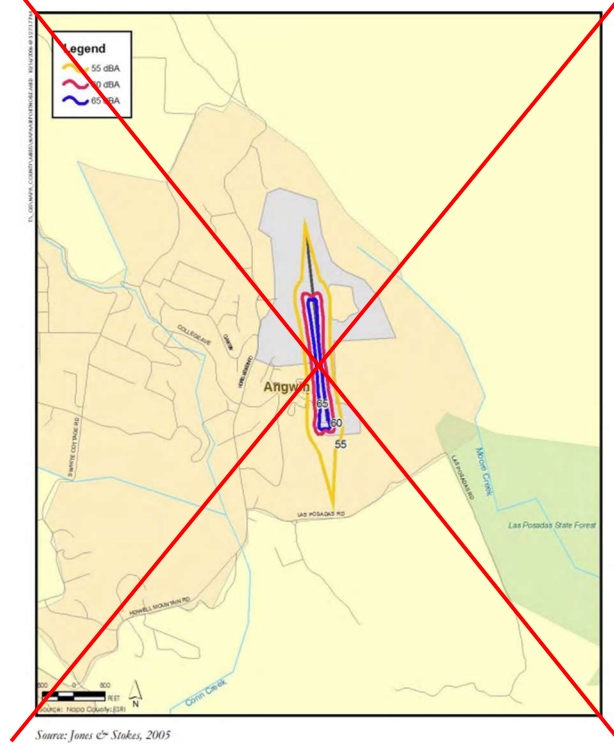


Figure CC-2: Angwin Airport Projected Notice Levels (dBA CNEL) (Page CC-14)



Replace With:

EXHIBIT 6-5: COMPATIBILITY FACTORS – NOISE

