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Planning Commission
Resolution Recommendation to the
Board of Supervisors

General Plan & Zoning Code Update to Achieve Consistency with the
2024 Updated Airport Land Use Compatibility Plan
Planning Commission July 16, 2025

RESOLUTION NO. 2025 - _____

**RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE NAPA COUNTY BOARD OF
SUPERVISORS AMEND THE AGRICULTURAL PRESERVATION AND
LAND USE ELEMENT AND COMMUNITY CHARACTER ELEMENT OF
THE NAPA COUNTY GENERAL PLAN AND AMEND CHAPTER 18.80
(AC AIRPORT COMPATIBILITY COMBINATION DISTRICT) OF THE
NAPA COUNTY CODE 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 was adopted in 2024 (ALUCP) 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, the ALUC adopted a Negative Declaration (State Clearinghouse No. 2024060773) in connection with the 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, 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, having considered all of the evidence, the Planning Commission desires to adopt this Resolution recommending that the Board take the required actions to approve the Project.

NOW, THEREFORE, BE IT RESOLVED the Napa County Planning Commission recommends the Board of Supervisors approve the Project and take all necessary actions as follows:

A. Find that this project 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;

B. 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 ALUC on December 4, 2024; and

C. 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.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the
Napa County Planning Commission held on the 16th of July, 2025, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSTAIN: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

Chair
Napa County Planning Commission

APPROVED AS TO FORM
Office of County Counsel

By: McKayla McMahon
Deputy County Counsel

Date: July 1, 2025

*The following documents are attached separately to the July 16, 2025, Planning Commission Staff Report.

PROPOSED RESOLUTION: 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 Airport Land Use Compatibility Plan (ALUCP) adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and

PROPOSED ORDINANCE: 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.