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PUBLIC NOTICE

NOTICE OF AIRPORT LAND USE COMMISSION – COMPATIBILITY DETERMINATION SPECIAL MEETING PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on Wednesday, the 11th day of January, 2023, starting at 9:00 a.m. via Zoom and in person, the Airport Land Use Commission (ALUC) will convene and hold a special meeting public hearing regarding the item identified below. The ALUC will convene first and upon completion of said hearing the Planning Commission will also convene and hold a special meeting public hearing. All interested persons are invited to attend these public hearings.

TITLE: NAPA COUNTY GENERAL PLAN HOUSING ELEMENT UPDATE AIRPORT LAND USE CONSISTENCY DETERMINATION

CEQA Status: A Draft Environmental Impact Report (DEIR) analyzing the Draft Housing Element Update was released for public review on August 23rd, 2022, for a 45-day review period ending on October 7th, 2022. The DEIR provides an evaluation of the potential environmental impacts of the proposed Housing Element and Safety Element General Plan Amendments and recommends mitigation measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed in the DEIR the following environmental impacts would be reduced to a less-than-significant level; Biological Resources (BIO-1, BIO-2, BIO-1.CU), Cultural Resources and Tribal Cultural Resources (CUL-2, TCR-1, CUL-2.CU, TCR-1.CU) and Geology, Soils, Paleontological and Mineral Resources (GEO-8).

However, implementation of the Housing Element General Plan Amendments would result in significant and unavoidable environmental impacts to the following; Aesthetics (AES-2), Air Quality (AIR-2, AIR-3), Cultural Resources (CUL-1, CUL-1.CU), Greenhouse Gas Emissions (GHG-1, GHG-2, GHG-1.CU), Noise (NOI-3, NOI-2.CU), Transportation (TRA-2) and Utilities and Service Systems (UTL-2, UTL-3, UTL-2.CU, UTL-3.CU).

Request: Airport Land Use Compatibility Plan (ALUCP) Compatibility Determination for Napa County's proposed update to the General Plan Housing Element. The proposed update would bring the General Plan into compliance with current State law. State law requires the County to review, and update, as needed, the Housing Element on a regular schedule in order to maintain consistency between the housing element and other elements of the General Plan. Each city and county in the Bay Area must update their current housing element to the satisfaction of the State Department of Housing and Community Development (HCD) by January 31, 2023 and must plan for a number of new housing units referred to as their Regional Housing Needs Allocation (RHNA). The project includes an update to the Napa County General Plan Housing Element (referred herein as "Housing Element" or "Housing Element Update"), which was previously updated and adopted by Napa County in 2014.

Per the ALUCP Policy Chapter 3, Section 1.3, the County must submit the Housing Element Update for review by the ALUC. The proposed Housing Element update will include goals, objectives, policies, and

implementation programs that address the maintenance, preservation, improvement, and development of housing in unincorporated Napa County; however, none of these proposed changes would occur within the Napa County Airport or the Angwin Airport/Parrett Field Airport Influence Areas (AIAs). Furthermore, the AIAs will continue to maintain their Airport Compatibility (AC) Combination District Zoning designation, which requires ALUC Compatibility Review for any projects that propose to exceed the zoning, height, or density (etc.) limitation imposed by the AC Zoning District. As such, the proposed update does not increase development potential or changes in land use within the AIAs. ALUC Staff recommends that the ALUC find the Housing Element Update Consistent with the ALUCP.

Comments regarding the Airport Land Use Compatibility of the draft General Plan Housing Element are solicited and should be presented at the ALUC hearing (in person or via Zoom) or in writing prior to the hearing. Comments should be directed to Dana Morrison, Planner III, Napa County, 1195 Third Street, Suite 210, Napa, California, 94559; by telephone at (707) 253-4437; or by email to dana.morrison@countyofnapa.org, and must be received before 4:45 p.m. on Tuesday, January 10, 2023.

Comments regarding the General Plan Housing Element update, and not those associated with airport compatibility, should be direct to Trevor Hawkes, Supervising Planner, Napa County, 1195 Third Street, Suite 210, Napa, California, 94559; by telephone at (707) 253-4388; or by email to trevor.hawkes@countyofnapa.org, and must be received before 4:45 p.m. on Tuesday, January 10, 2023. The Planning Commission will be holding a public hearing regarding the Housing Element update immediately following the ALUC hearing.

BY ORDER OF THE AIRPORT LAND USE COMMISISON OF NAPA COUNTY

DATED: December 22, 2022

BRIAN BORDONA
Interim PBES Director