

CITY OF AMERICAN CANYON

Community Development Department



January 16, 2009

John McDowell
Napa County Airport Land Use Commission
1195 3rd Street, Suite 210
Napa, CA 94559

Subject: Napa County ALUC Review of Rezoning for the Panattoni, Headwaters and Atkins Properties in the Napa County Airport Industrial Park

Dear Mr. McDowell:

Thank you for the opportunity to present the City of American Canyon's rezoning application to the Napa County Airport Land Use Commission (ALUC). These properties were specifically identified in the Urban Limit Line memorandum of understanding between the County of Napa and City of American Canyon as properties to be annexed into the city of American Canyon.

The application would rezone the Panattoni, Headwaters and Atkins Properties within the Napa County Airport Industrial Area with the same regulations as the Napa County Airport Industrial Specific Plan. Therefore, there would be no change to the zoning regulations as they currently exist on these properties. Approval of the rezoning will also include incorporation of applicable mitigation measures from the Napa County Airport Industrial Specific Plan, so the same environmental safeguards for the Napa County Airport as exist today will apply to the properties following annexation into the City of American Canyon. Examples of applicable mitigation measures from the Napa County Airport Industrial Specific Plan EIR include, but are not limited to: aviation easements, reflective roof materials, hazardous and explosive material storage, and crane height.

On December 20, 2008, the American Canyon Planning Commission unanimously recommended City Council approval of the rezoning regulations. The City Council is scheduled to review the project at its next meeting on January 20, 2009. In the event the City Council approves first reading of the ordinance, the second reading has been scheduled to follow a Napa County ALUC consistency determination for the project.

Attached for your review is a copy of the December 18, 2009 Planning Commission staff report. This report outlines the rezoning details, properties included, and environmental review. Also attached are mailing labels for all property owners within 300 feet of the rezoning boundaries, and a check in the amount of \$1701 for processing the request.

4381 Broadway, Suite 201, American Canyon, CA 94503 * (707) 647-4336 * FAX (707) 643-2355

LEON GARCIA
Mayor

CINDY COFFEY
Vice Mayor

JOAN BENNETT
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Councilmember

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The City of American Canyon appreciates the cooperation of Napa County decision-makers and staff on this significant project. We look forward to a favorable consistency determination from the Napa County ALUC at its upcoming February meeting. If you have any questions or require additional information, I may be contacted at (707) 647-4335 or by e-mail at bcooper@cityofamericancanyon.org.

Sincerely,
CITY OF AMERICAN CANYON



Brent Cooper, AICP
Community Development Director

Attachments

1. City Council staff report, dated January 20, 2009
2. Mailing labels
3. Processing Check

cc: Richard Ramirez, City Manager
Nancy Watt, Napa County Chief Executive Officer
Hillary Gitelman, Napa County Conservation, Planning and Development Director