

CITY OF AMERICAN CANYON

Napa Valley's New Destination



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DEVELOPMENT & PLANNING DEPT.

Ronald Gee, AICP, Airport Land Use Planner
Napa County Airport Land Use Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Application for City of American Canyon General Plan Conformance/ Consistency Determination from the Napa County Airport Land Use Commission (ALUC)

Dear Mr. Gee:

The City of American Canyon's Community Development Department has prepared a General Plan amendment (PL09-0035, GP09-0002) to make the city's General Plan consistent with the Napa County Airport Land Use Compatibility Plan. On December 17, 2009, the American Canyon Planning Commission unanimously recommended City Council approval of the General Plan amendment. Prior to the amendment's scheduling for City Council (tentatively set for March 2, 2010), the city requests a formal determination of general plan conformance with the county's Airport Land Use Compatibility Plan (ALUCP).

In preparing the General Plan amendment, staff reviewed the state regulations regarding airport compatibility, including the *California Airport Land Use Planning Handbook*, which guides compatibility planning. Staff also reviewed the *Napa County Airport Land Use Compatibility Plan (ALUCP)* and has proposed General Plan policies consistent with the ALUCP and state handbook.

The Land Use and Noise Elements of the City of American Canyon General Plan contain policies pertaining to airport compatibility, and are proposed for revision. Specific policies addressing aviation and overflight easements, building heights, clustering of uses, helipads, and locations of residential uses are proposed to be added (see the attached General Plan Amendment (GPA), policies 1.27.3-7). In addition, language referring to the jurisdiction of the ALUC and ALUCP, as well as the levels of review required for certain types of city actions is proposed (see the attached GPA, policies 1.27.1, 1.27.2, and 1.27.8). The appropriate tables and maps have also been updated for consistency.

The attached City of American Canyon Planning Commission Report summarizes the proposed General Plan amendment, and the attached maps depict the areas of the city affected by the airport compatibility zones. No Airport Zones A, B, or C (approach/departure zones) lie within the City of American Canyon or its Sphere of Influence. Zone D (Common Traffic Pattern) covers the northern portion of the city, over primarily industrially-designated areas. Zone E (Other Airport Environs) covers areas of the city south of Zone D approximately halfway to the city's southern boundary.

City staff has drawn the Airport Zones D and E lines over the city's recently updated December 2009 Zoning Map to show where the lines fall in relation to the city's zoning districts (including prezoned areas). The areas covered by Zone D include the following zoning districts:

Zoning District	Permitted Uses	Notes
Recreation (Uses reviewed and determined consistent by ALUC, October 2009)	Passive recreational uses, agriculture and accessory uses permitted. Other recreational and quasi-public uses by CUP	Development in the Eucalyptus Grove would require General Plan and Zoning amendments, with review by ALUC
Open Space-Clarke Ranch West	Community-serving open space and recreational uses	Uses already reviewed and determined consistent by ALUC, October 2009
Residential Estate—corners of larger parcels	Low Density Development: one unit per acre, minimum one acre lots	Residential uses can be clustered outside of Zone D
Public	Recreation, community center, conference center, public and government facilities.	P sites within D zone are currently developed with wastewater facility and Elementary school/Little League field
General Industrial	Warehousing, manufacturing, assembly, building materials, vehicle/equipment repair, etc.	
Light Industrial	Light manufacturing, R&D, labs, offices, recreation, etc.	
Community Commercial	General commercial uses	
Town Center	Mixed commercial, residential, public, and park uses	Requires Specific Plan or Master Plan
Special Study	None at present	Requires Specific Plan and GPA, ZOA
Specific Plan 2—Airport Industrial Area	Required to be consistent with County AIA Specific Plan	Requires Specific Plan

All of the zones except Residential Estate permit types of uses consistent with the ALUCP, or require a Specific Plan, General Plan amendment, and/or Zoning Map amendment for the development of properties within the zones (i.e.: Town Center, Special Study, Specific Plan 2), which will require ALUC review. The Residential Estate areas within Zone D are small corners of larger properties, where development can be clustered outside of Zone D.

Development in Zone E (Other Airport Environs) is considered compatible with airport uses, and all General Plan designations, including residential uses, are acceptable. Zone E areas are considered at low risk for accidents, but where overflight annoyance could potentially occur. Figure 5C (Airport Impact Areas) of the ALUCP depicts noise contours and the "Common Traffic Pattern" for the Napa County Airport. This figure shows that the Zone E area of the City is not affected by noise or common airport traffic.

Applications for development, exterior changes, or changes of use in the City are currently required to describe the type(s) of use(s) proposed, the nature of the business(es), and the number of employees and other people expected onsite at different times, which is information

also required by the Napa County ALUC application. Design criteria reviewed within the airport zones include the heights of buildings, exterior lighting, reflective materials, electronic equipment that could interfere with airport or aircraft signals, potential smoke production, and the storage of hazardous materials. Standard conditions covering the airport design criteria and requirements for aviation/overflight easements will continue to be required within areas affected by airport zones. The ALUC has reviewed the City's discretionary applications in Zone D since at least 1999, and has presumably observed that the City imposes these conditions as a matter of course.

Approval of discretionary applications within all zoning districts covered by Airport Zones D and E will require findings of consistency with the General Plan, including the airport compatibility sections. The Planning Division is setting up procedures to ensure the review of applications within the airport zones is consistent with procedures the County currently uses.

The City is not planning to amend the Zoning Ordinance at this time to add an airport compatibility overlay district. The General Plan contains the necessary policies as well as the updated tables and maps relevant for compliance. City staff has determined that given the General Plan's clear reliance on the ALUCP as the governing document for airport land use compatibility and the General Plan's conformance with the ALUCP and state law, the findings for General Plan consistency will require that development within the airport zones is consistent with the ALUCP.

The City of American Canyon appreciates the cooperation of Napa County decision-makers and staff on this significant effort. If you have any questions or require additional information, I may be contacted at (707) 647-4337 or by e-mail at scleisz@cityofamericancanyon.org.

Sincerely,



Sandra Cleisz, Senior Planner

Attachments:

1. American Canyon Planning Commission staff report and resolution
2. Strike-out/Underline version of General Plan Amendment
3. American Canyon Zoning map with airport zones D & E lines

Copies: Brent Cooper, AICP, Community Development Director
John McDowell, Deputy Planning Director, Napa County