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Application Letter



April 23, 2019

Sent Via Email to:
John.McDowell@countyofnapa.org

John McDowell
Napa County Airport Land Use Commission
1195 Third Street, Suite 210
Napa, California 94559

Subject: Napa County Airport Land Use Commission Review of the Broadway District Specific Plan

Dear Mr. McDowell:

After many years in the making, the Planning Commission is scheduled to review the Broadway District Specific Plan (BDSP) on April 25, 2019. The BDSP is intended to build upon previous and current planning efforts by transforming the auto-oriented Highway 29 commercial district into a livable, mixed use, small town neighborhood. This Plan acknowledges the Napa County Airport Land Use Compatibility Plan in several important places.

- Footnote #1 of Table 2-3 (Permitted and Conditionally Permitted Uses) acknowledges the Napa Airport Land Use Compatibility Plan as follows:
 1. *Permitted and conditionally permitted uses on parcels located within a designated Napa County Airport compatibility zone may be restricted or prohibited subject to the requirements of the policies related to airport compatibility in the American Canyon general plan and the Napa County Airport land use compatibility plan. Restrictions may include the requirement for recordation of overflight or avigation easements.*
- The proposed Business Park zoning is bisected by the "D Zone" on the northern edge of the BDSP. "D Zone" restrictions in the Business Park zoning is acknowledged in Special Development Standard #2 (Follows BDSP Table 2-7):
 - 2) *The Business Park is bisected by Zone D of the Napa County Airport Land Use Compatibility Plan (NCALUCP). Residential uses in this district may not be permitted in Zone D in accordance with the NCALUCP.*

I appreciate your efforts to schedule an ALUC hearing to review the BDSP. I have attached a vicinity map. You can access the Planning Commission staff report [HERE](#). The staff report includes the BDSP, but for simplicity, you can also access the BDSP [HERE](#).



We will forward the 300-foot mailing labels by mail. Please let me know the processing fee and we will forward it to you right away.

If you have any questions regarding the Broadway District Specific Plan conformance with the Napa County Airport Land Use Compatibility Plan, I may be contacted at (707) 647-4335 or by e-mail at bcooper@cityofamericancanyon.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Cooper", with a long horizontal flourish extending to the right.

Brent Cooper, AICP
Community Development Director

Attachment:

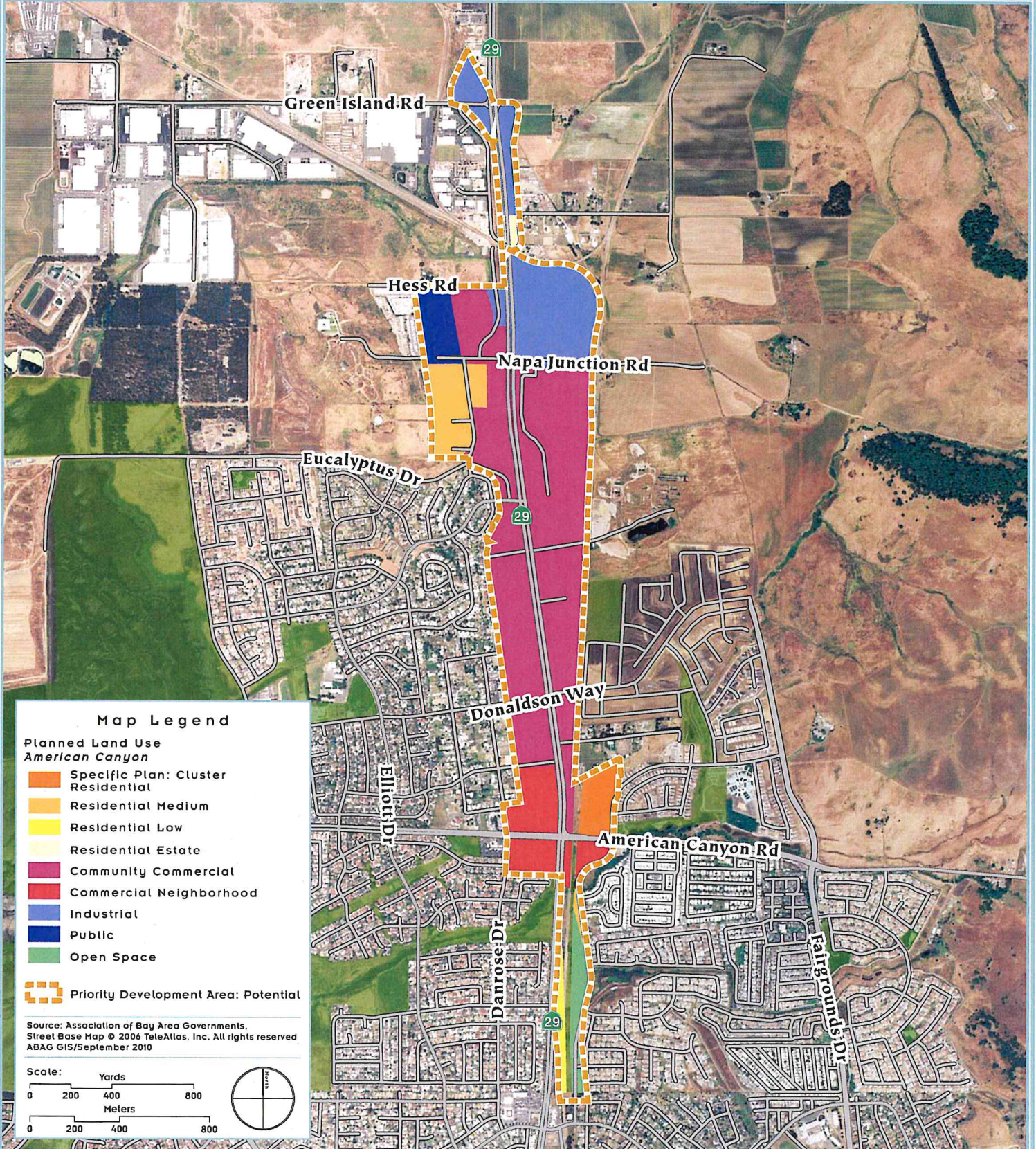
Vicinity Map

Copies to:

Jason B. Holley, City Manager

FOCUS

a development and conservation strategy
for the San Francisco Bay Area



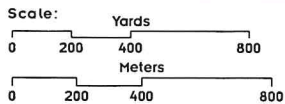
Map Legend

Planned Land Use
American Canyon

- Specific Plan: Cluster Residential
- Residential Medium
- Residential Low
- Residential Estate
- Community Commercial
- Commercial Neighborhood
- Industrial
- Public
- Open Space

Priority Development Area: Potential

Source: Association of Bay Area Governments,
Street Base Map © 2006 TeleAtlas, Inc. All rights reserved
ABAG GIS/September 2010



City of American Canyon: Highway 29 Corridor
Planned Land Use

