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City of American Canyon
Correspondence November 22, 2019

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November 22, 2019

VIA ELECTRONIC MAIL

John.McDowell@countyofnapa.org

John McDowell, Supervising Planner
Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Preliminary Actions to Study the Potential of Oat Hill for Residential Uses

Dear Mr. McDowell,

The City of American Canyon (“City”) Planning Commission reviewed and approved a proposed Oat Hill General Plan Amendment and Zoning Code Amendment on November 21, 2019. The Oat Hill Area includes Assessor’s Parcel Numbers 058-380-008, 058-320-001, & 058-380-017.

A portion of the Oat Hill Area is designated “Zone D” in accordance with the Napa County Airport Land Use Compatibility Plan. This letter is written as a courtesy to the Napa County Airport Land Use Commission (“ALUC”) to describe the future potential use of the property once entitlement applications are submitted and to explain the broader context for an associated future General Plan Amendment and Zoning Code Amendment.

A graphic depicting the Oat Hill Area is shown below:



The Planning Commission's actions accomplish the following:

1. Designate the Hess Property within the General Plan 2015 Housing Element "Inventory of Land Suitable for Residential Development;" and,
2. Designate the Hess Property with a residential study overlay zoning district.

Recognizing there is a legislatively confirmed critical shortage of residential housing for all levels of affordability in California,¹ the City Council conducted a workshop on August 20, 2019 to consider residential uses on Oat Hill. At that meeting, the City Council concluded that residential uses are the best use for the Hess Property. Without predetermining a decision or development approval, the City Council further directed Staff to work with Mr. Hess to identify means by which the City might evaluate and consider a residential development while providing some certainty that a planning and CEQA *review process* would be brought to completion.

The Planning Commission's actions are a "first step" in a "two-step" process. This "first step" is intended as a commitment *to study residential uses* in light of the City Council's policy direction. The actions *do not reclassify* or rezone the Hess Property for specific residential uses, *nor* do they grant any entitlements. The action is intended to provide Mr. Hess with the certainty he requested on August 20, 2019 and provide a method for an expedited planning and environmental review of residential uses. Because these actions *do not reclassify* or rezone the Hess Property for specific residential uses, review by the Napa County ALUC is not currently required.

The "second step" will consist of a General Plan Amendment, Rezoning, Design Permit, Development Agreement and other such entitlements as may be necessary or appropriate. The "second step" *would* reclassify the Hess Property for specific residential uses. Therefore, review by the Napa County ALUC would be necessary at the appropriate time prior to City Council review of the second step proposal.

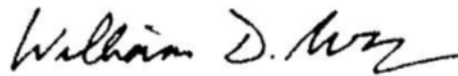
We appreciate your recognition that the Napa County ALUC will be included in the review of residential uses on Oat Hill when there is an actual proposal for development.

¹ The State's housing crisis was recently acknowledged in SB 330 (2019), the Housing Crisis Act of 2019. Among several declarations of the statewide housing shortage (including focus on the Bay Area and the housing displacing effects of the recent wildfires), the Legislature provided for numerous streamlining land use provisions aimed at fast tracking the construction of an estimated 180,000 new homes each year. Among these provisions includes (1) Suspending certain restrictions on the development of new housing during the period of the statewide emergency; and, (2) Working with local governments *to expedite the permitting of housing* in regions suffering the worst housing shortages and highest rates of displacement.

John McDowell, Supervising Planner
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Environmental Services Department
November 22, 2019
Page 3

If you have questions, please contact our offices at (650) 843-8080.

Very truly yours,

A handwritten signature in black ink that reads "William D. Ross". The signature is written in a cursive style with a long, sweeping tail on the final letter.

William D. Ross

WDR:KGH

cc: Belia Ramos, 5th District Supervisor
City Council
Jason B. Holley, City Manager
Brent Cooper, Community Services Director
Mr. Rick Hess
Clark Morrison, Esq.
Minh Tran, Napa County CEO