



PLANNING COMMISSION  
STAFF REPORT

March 25, 2021  
Public Hearing

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**SUBJECT**

Conduct a Public Hearing to consider Resolutions to Recommend City Council approval of:

- (1) The *Oat Hill Multi-Family Residential Mitigated Negative Declaration*;
- (2) A General Plan Amendment on a 13.6-acre Oat Hill Parcel A from Industrial with a Specialty Commercial (CS) overlay and Estate Residential (RE) to High Density Residential (RH-1), (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
- (3) A General Plan Amendment on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (portion of APN 058-320-001); (File No. PL20-0026);
- (4) A Zone Change from on a 13.6-acre Oat Hill Parcel A from Light Industrial with a Specialty Commercial (LI:CS) overlay and Estate Residential (RE) to Medium Density Residential (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
- (5) A Zone Change on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (RM); (portion of APN 058-320-001), (File No. PL20-0026);
- (6) A Tentative Subdivision Map for 206 condominium residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0025);
- (7) A Tentative Subdivision Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0027);
- (8) A Design Permit for condominium 206 residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0022); and
- (9) A Design Permit Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0023).

**PROJECT LOCATION**

Oat Hill (Assessor Parcel Numbers 058-380-008, 058-320-001)

**APPLICANT/OWNER**

RH Hess Development Company

**ENVIRONMENTAL REVIEW**

The City of American Canyon has prepared an Initial Study Checklist and Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The basis for a Mitigated Negative Declaration (MND) is the finding that the proposed project will not have a significant effect on the environment because mitigation measures that reduce the impacts to less than significant are part of the project conditions. The MND includes mitigation measures for Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Transportation/Traffic, and Utilities.

**STAFF CONTACT**

William He, AICP, Associate Planner

**REQUESTED ACTIONS**

1. Receive staff report.
2. Reopen Public Hearing.
3. Receive public testimony.
4. Close Public Hearing.
5. Commission comments and questions.
6. Adopt the following Resolutions:
  - a. The *Oat Hill Multi-Family Residential Mitigated Negative Declaration*;
  - b. A General Plan Amendment on a 13.6-acre Oat Hill Parcel A from Industrial with a Specialty Commercial (CS) overlay and Estate Residential (RE) to High Density Residential (RH-1), (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
  - c. A General Plan Amendment on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (portion of APN 058-320-001); (File No. PL20-0026);
  - d. A Zone Change from on a 13.6-acre Oat Hill Parcel A from Light Industrial with a Specialty Commercial (LI:CS) overlay and Estate Residential (RE) to Medium Density Residential (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
  - e. A Zone Change on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (RM); (portion of APN 058-320-001), (File No. PL20-0026);
  - f. A Tentative Subdivision Map for 206 condominium residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0025);
  - g. A Tentative Subdivision Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0027);
  - h. A Design Permit for condominium 206 residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0022); and
  - i. A Design Permit Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0023).

**Site Information**

General Plan Designation	Parcel A is Industrial with Specialty Commercial overlay (CS) and Residential Estate (RE) Parcel B is Residential Estate (RE)
Zoning District	Parcel A is Light Industrial with Specialty Commercial overlay (LI:CS); Parcel B is Residential Estate (RE)
Site Size	20.08 acres (Parcel A is 13.6 acres and Parcel B is 7.2 acres)
Present Use	Vacant
Surrounding Zoning and Uses	North: Light Industrial; winery and a vacant parcel South: Residential Estate; vacant East: Medium Density Residential; single-family homes West: Light Industrial; vacant parcel
Access	Site access is provided from Napa Junction Road



Figure 1: View of Oat Hill from SR-29@ Railroad Bridge

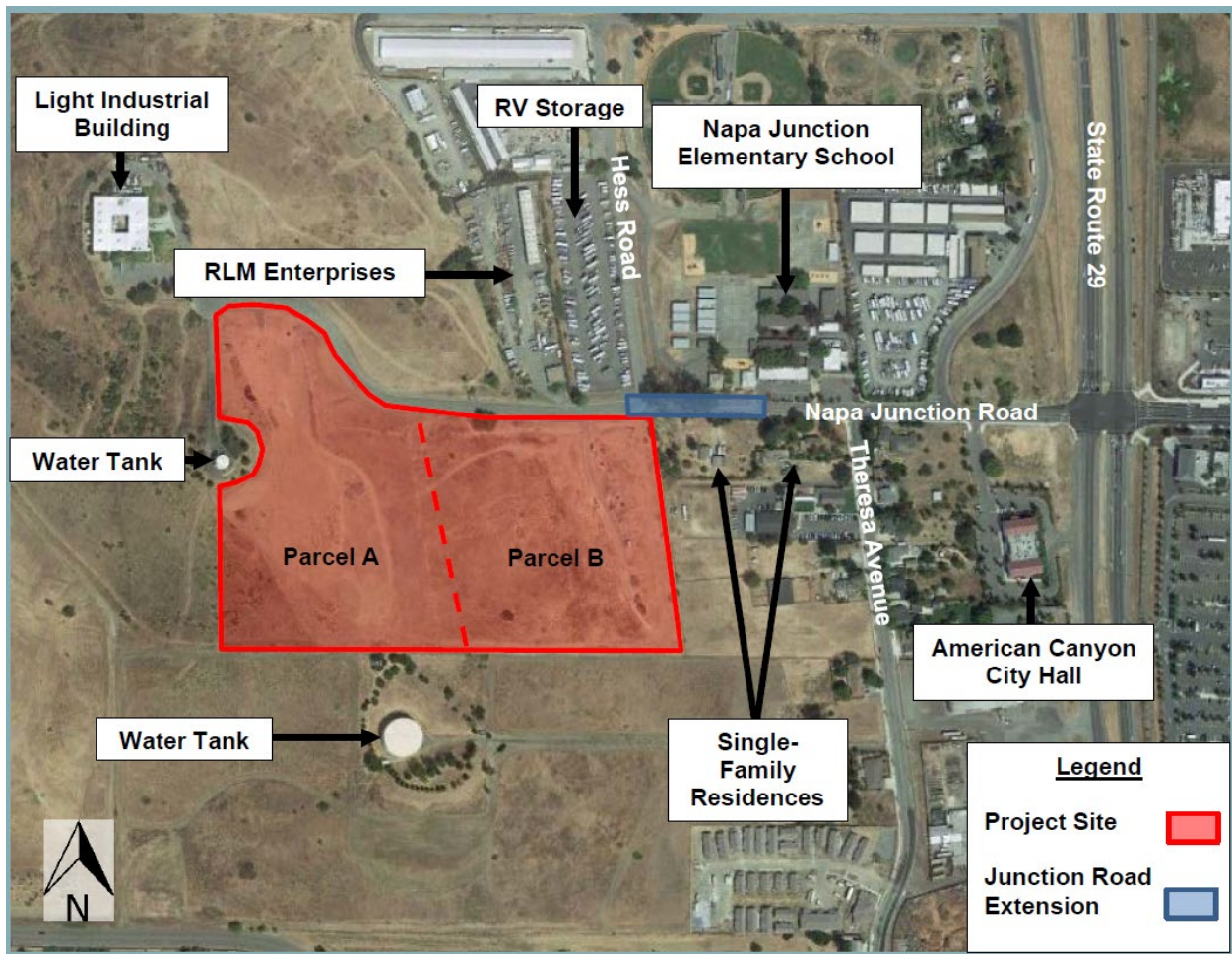


Figure 2: Vicinity Map

### Background and Discussion

The Oat Hill property is located between Hess Road and the western terminus of Napa Junction Road. The proposed residential uses on Oat Hill would require a General Plan Amendment and a Zone Change.

A General Plan Amendment and Zone Change is a Legislative Act. Thus the Planning Commission, in its advisory role to the City Council as City residents with appointed authority, has complete discretion to approve, modify or deny such a request.

#### Proposed Development:

The Project Site topography is characterized by two generally flat terraces connected by a steep hillside, with elevations ranging approximately 80 to 185 feet above mean sea level. Parcel A (the upper parcel) and Parcel B (the lower parcel) are separated by a steep landscaped hillside. An emergency vehicle access (EVA) road will connect the two parcels.

The applicant submitted a Lot Line Adjustment (LLA) to reconfigure Parcel A from 11.3 acres to 13.6 acres and Parcel B from 9.5 acres to 7.2 acres (File No PL20-0039). An LLA is an administrative (staff approval) application. On March 11, 2021, staff informed the applicant the Lot Line Adjustment is technically correct and may be recorded.

#### History

In August 20, 2019, the applicant requested a workshop with the City Council for the consideration of residential uses on Oat Hill project. At that time, Parcel A was proposed for single family homes and Parcel B was proposed for apartment units.

In January 21, 2020, the City Council approved a resolution declaring that residential uses are the best use of the property on Oat Hill (Resolution 2020-06). The Resolution endorsed residential uses, but not a specific residential density.

In August 14, 2020, the applicant submitted the proposed Oat Hill Multifamily residential project. On December 4, 2020, the applicant submitted the first draft of the Initial Study and Mitigated Negative Declaration (ISMND) report.

On March 3, 2021, the Open Space Advisory Committee reviewed the project for consistency with public access requirements in the Parks Master Plan. Public access issues are considered later in this report.

#### Project Description

The overall project consists of 291 multi-family dwelling units. The Parcel A development consists of 206 dwelling units in 13 3-story multifamily buildings and a recreation building with leasing office. The density is 15.1 dwelling units per acre. The site will be supported with 451 parking spaces and approximately 2.2-acres of landscaping. The 206 multi-family residential units consists of 52 one-bedroom units, 108 two-bedroom units, and 46 three-bedroom units. Parcel A includes 1.2-acres of common open space and 3.2-acres of hillside slope area.

The Parcel B development consists of 85 dwelling units in five 3-story multifamily buildings and a recreation building with leasing office. The density is 11.8 dwelling units per acre. The 85 multi-family units comprise, 20 one-bedroom units, 45 two-bedroom units, and 20 three-bedroom units. The site will be supported with 183 parking spaces and 1.1-acres of landscaping. Parcel B includes 0.63-acres of common space and 5.9-acres of landscaped hillside slope.

As described in the "Subject Title" of the report, Parcel A and B are subject to the following entitlements:

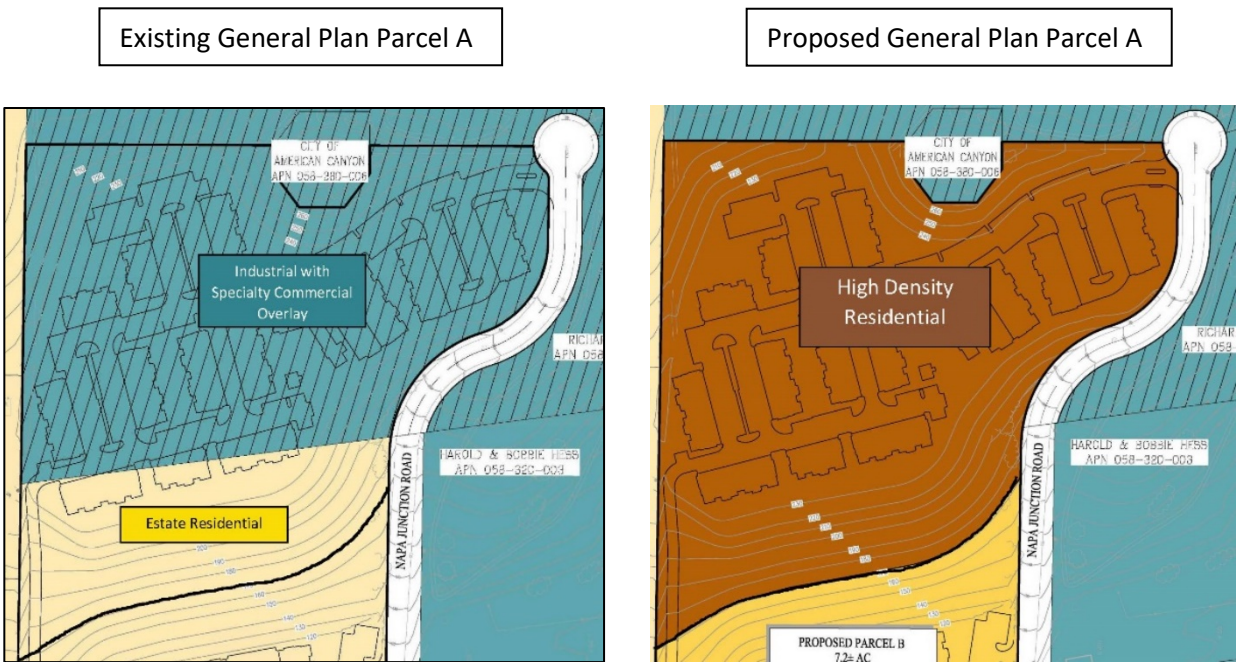
- Mitigated Negative Declaration
- General Plan Amendment



- Zone change to amend the Zoning Map
- Tentative Subdivision Map, and
- Design Permit.

General Plan Amendment (GPA).

The Parcel A GPA changes the land use designation from Industrial with Specialty Commercial (I:CS) and Estate Residential to High Density Residential (RH-1). Estate Density Residential allows 1 dwelling unit per acres. High Density Residential allows a maximum of 16 dwelling units per acre. The graphic below depicts the “Current” and “Proposed” General Plan designations for Parcel A.



**Figure 3: Existing and Proposed Parcel A General Plan Amendment**

The Parcel B GPA changes the land use designation from Residential Estate (RE) to Medium Density Residential (RM). The graphic below depicts the “Current” and “Proposed” General Plan designations for Parcel B.

Existing General Plan Parcel B

Proposed General Plan Parcel B

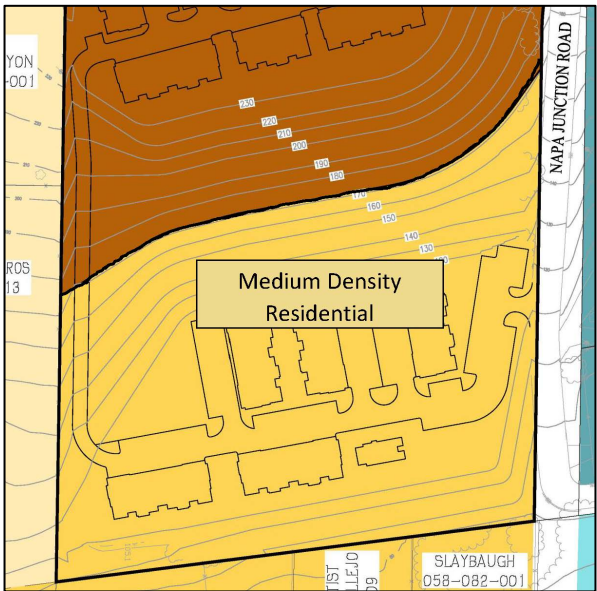
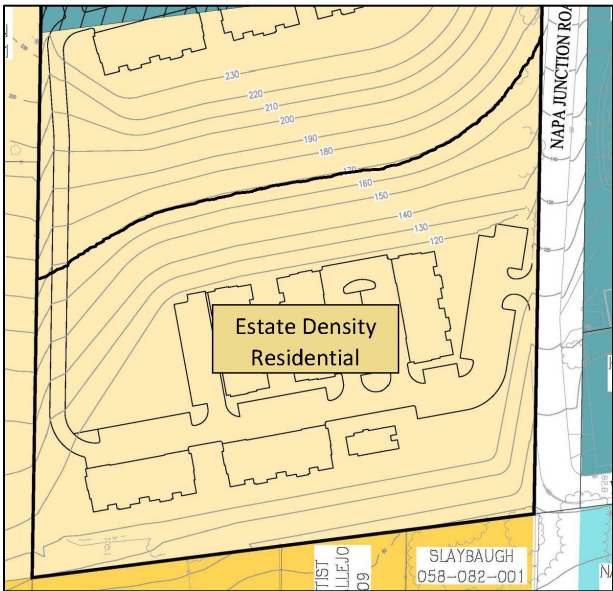


Figure 4 - Existing and Proposed Parcel B General Plan Designation

Zone Change Amendments (ZC).

Consistent with the General Plan revision, the Parcel A ZC amendments will change the zoning from Industrial with Specialty Commercial (I:CS) and Estate Residential to High Density Residential (RH-1). The graphic below depicts the “Current” and “Proposed” Zoning designations for Parcel A.

Existing Zoning Parcel A

Proposed Zoning Parcel A

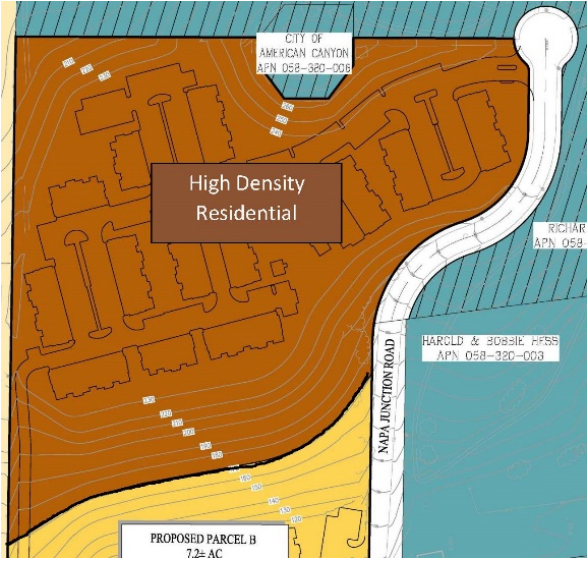
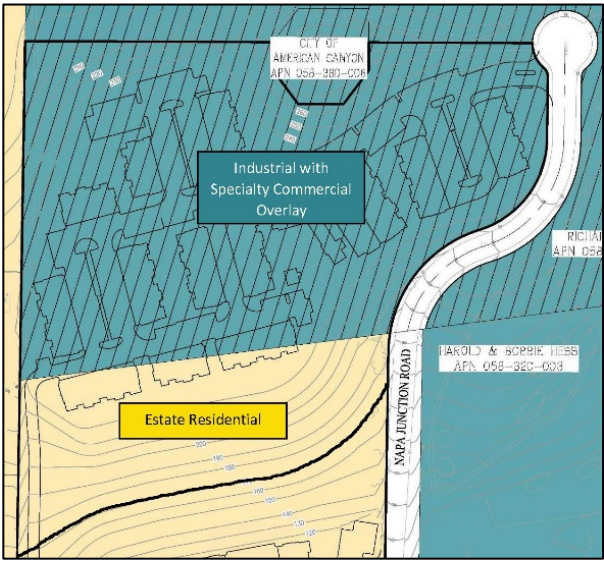
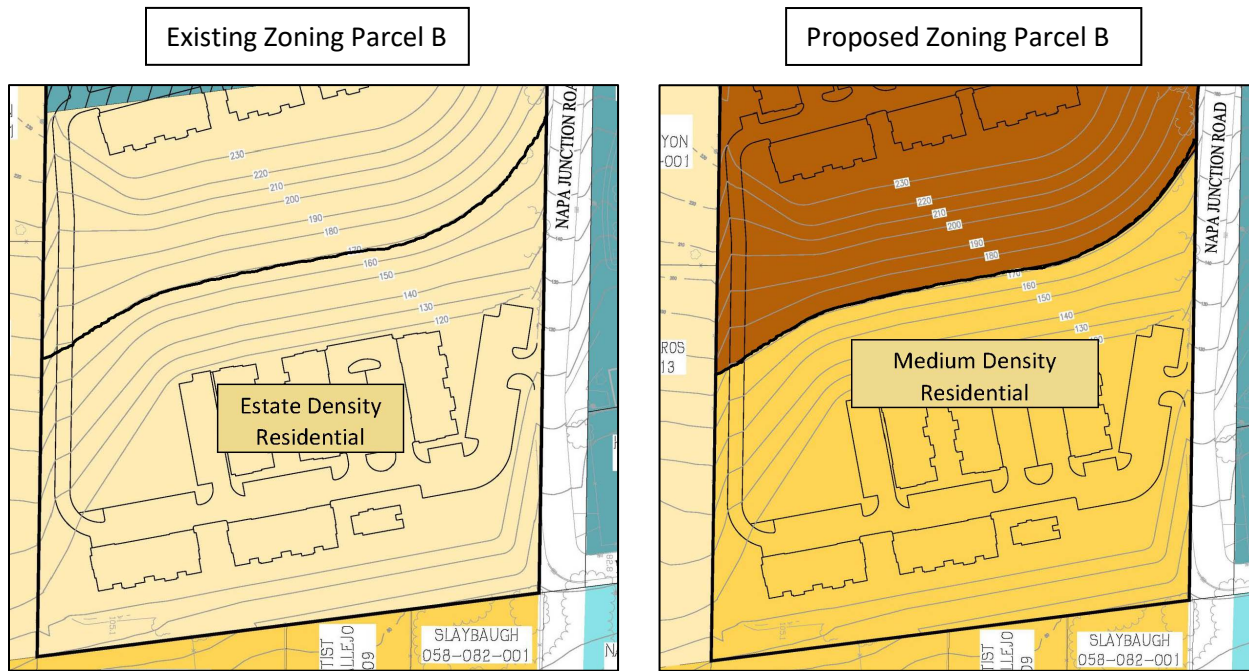


Figure 5 - Existing and Proposed Parcel A Zone Change Designations

The Parcel B ZC amendments will change the zoning from Residential Estate (RE) to Medium Density Residential (RM). The graphic below depicts the “Current” and “Proposed” Zoning designations for Parcel B.



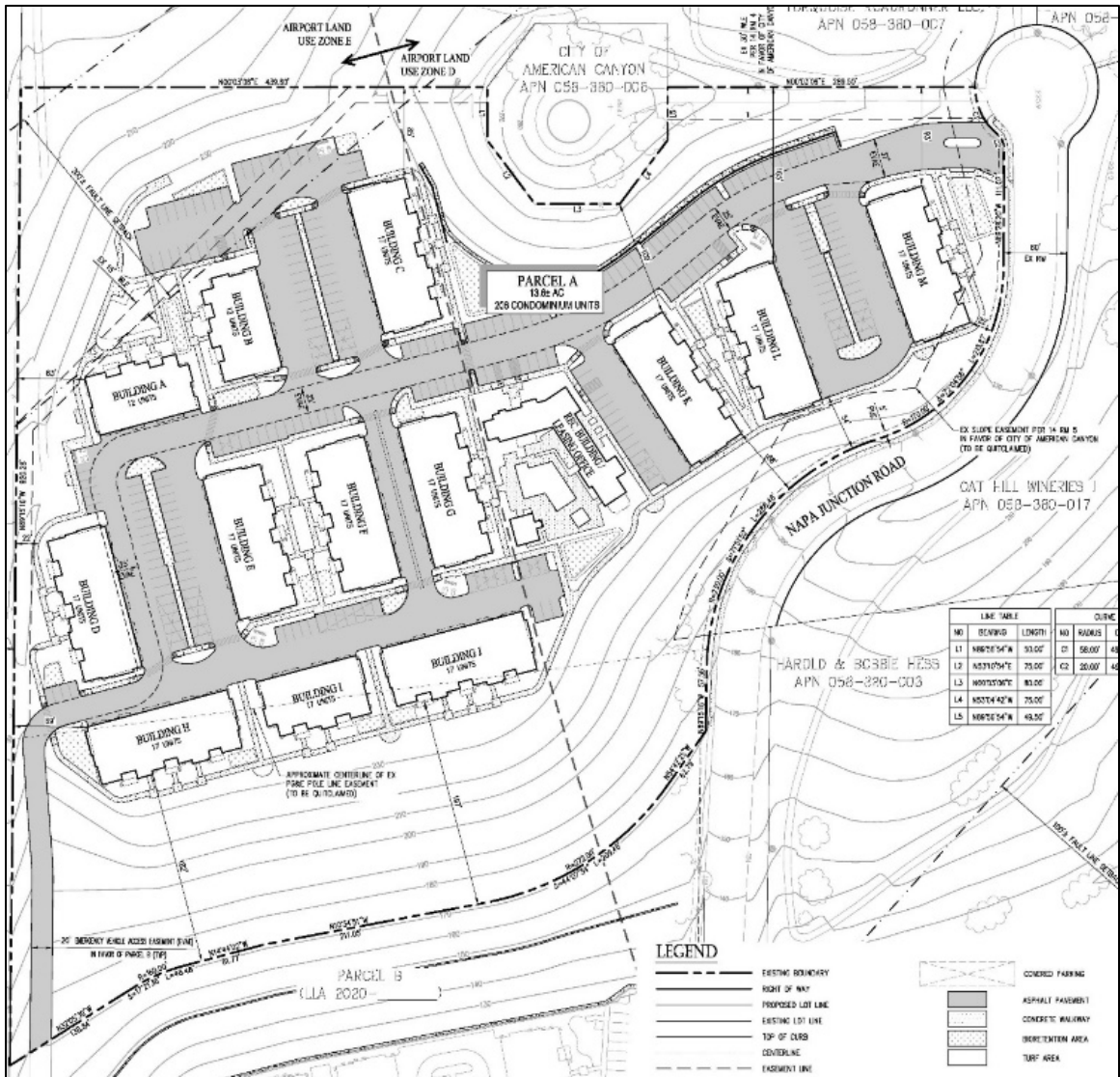
**Figure 6 - Existing and Proposed Parcel B Zoning Designation**

#### Tentative Subdivision Map

The applicant submitted a subdivision map for Parcel A and B. The subdivision maps provides flexibility to rent the dwelling units as apartments or sell them as ownership condominiums.

Parcel A Tentative Subdivision Map The Parcel A tentative subdivision map consists of 206 dwelling units in 13 3-story multifamily buildings and a recreation building with leasing office. The interior roads and recreation areas would be privately owned and maintained. The density is 15.1 dwelling units per acre which is within the 16 maximum dwelling units per acre per the High-Density zoning district.

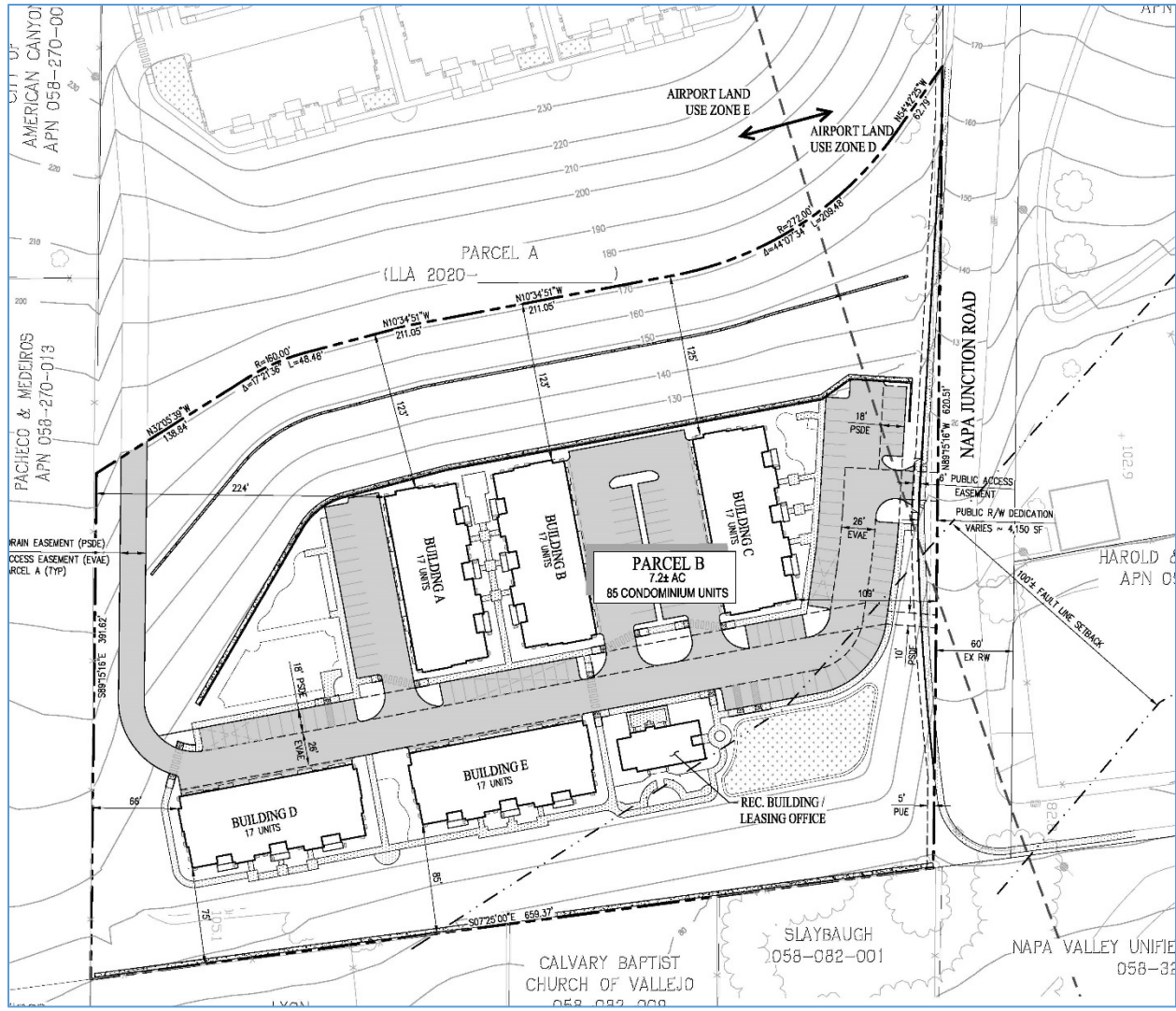




**Figure 7 - Proposed Parcel A Tentative Subdivision Map**

**Parcel B Tentative Subdivision Map** The Parcel B tentative subdivision map consists of 85 dwelling units in 5 3-story multifamily buildings and a recreation building with leasing office. The interior roads and recreation areas would be privately owned and maintained. The density is 11.8 dwelling units per acre which is within the 12 maximum dwelling units per acre per the Medium-Density zoning district.





**Figure 8 - Proposed Parcel A Tentative Subdivision Map**

### Analysis of the Proposed Project

The Conditional Use Permit application analysis includes:

1. Project Consistency with the General Plan
2. Project Consistency with the Zoning Ordinance
3. Specific Project Issues
4. Public Comments

#### 1. Consistency with the General Plan

Approval of a General Plan Amendment for Parcel A and B supports several policies related to enhancing housing opportunities in the City. These policies are discussed below:

*Because there is a critical shortage of residential housing for all levels of affordability in California, the proposed Oat Hill Multi-Family Residential general plan amendment will designate additional land to provide needed housing. Replacement of Light Industrial with a Specialty Commercial*

*Overlay (LI:CS) zoning with High Density Residential (RH-1) zoning is in keeping with the following General Plan Goals that promote additional housing in American Canyon:*

*Goal 2A: “Provide sufficient residential land with adequate infrastructure to accommodate the City’s fair share of projected growth, and to facilitate mobility within the ownership and rental markets.”*

*Goal 2B: “Provide a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.”*

*Goal 2E: “Address the housing needs of all economic segments of the existing and future community, including the City’s fair share of the regional housing need.” The applicant proposes to address housing affordable to lower income residents by providing in-lieu impact fees, pursuant to the Inclusionary Housing Ordinance (ACMC Chapter 19.28).*

*The project satisfies the following Land Use Element policies:*

*Goal 1E: “Ensure the development of residential neighborhoods that provide a range of housing opportunities to meet the physical, economic, and social needs of the population, are designed to exhibit a high quality and character, contain appropriate supporting services, and reflect their environmental setting.” The design permit application associated with this property ensures that the development will exhibit a high quality and character. The project reflects its environmental setting by providing public access to locally-important views across the project site.*

Policy 1.8 specifies that the intent of multifamily residential is to provide high quality residential at 5 to 12 dwellings per unit for the RM zone and 12 to 16 dwelling units for the RH zone.

Policy 1.8.4 call for special architectural treatment, the incorporation of arcades and other recesses, articulation and differentiation of building entrances and floors, and the use of landscaping.

Policy 1.17 specifies the zone should, “provide for development of uses that capitalize on and attract visitors due to their unique view sheds of the Napa River, San Francisco Bay, and Napa Valley, site topography, and other natural characteristics”.

The Oat Hill Parcel A and B developments are consistent with these policies. The development takes advantage of the Oat Hill view by providing units with bay windows and balconies facing the south, southeast, and southwest. According to their preliminary architectural designs, the apartment buildings are of Modern Farmhouse design. They feature a hip roof, articulated entrances, functional balconies, separations in color, and recessed windows. The site also takes advantage of landscaping in the setbacks, common areas, and parking areas. The development complies with the Design Permit development standards for the RH-1 and RM zoning districts and proposes buildings of high quality that meets the General Plan Land Use goals.



*Figure 9: Elevation of 17-unit apartment for Oat Hill Apartments*



*Figure 10: Front elevation of 12-unit apartment for Oat Hill Apartments*

The development of housing on Oat Hill also would be compatible with the Broadway Specific Plan (the “Broadway Plan”). Although Parcels A and B are not within the boundaries of the Broadway Plan, that plan designates land adjacent to the parcels as “Medium Density Residential,” which permits 12 units/acre and is intended to foster a high-density residential community that is compatible with the existing older single-family residences in this area. Re-designating Parcels A and B to RH-1 and RM would allow for residential densities similar to those permitted in the Medium Density Residential area of the Broadway Plan, and it would further establish a residential community that is compatible with surrounding uses.

Re-designating and rezoning Parcels A and B for medium- and high-density residential would be consistent with other development principles and strategies identified in the Broadway Plan. For example, the Broadway Plan has identified properties west of Theresa Avenue between Napa Junction and Eucalyptus Road West End as suitable for residential uses to facilitate the development of additional housing. Further, the Broadway Plan seeks to increase the number and type of housing opportunities in the Broadway area and encourages variety in the scale and design of new development. Re-designation of Parcels A and B directly furthers these goals.

Finally, the parcels are located near areas designated as “Business Park” under the Broadway Plan. The Business Park designation is designed to encourage professional office uses, as well as retail and service commercial uses that are oriented to the day-to-day needs of the local residents. Oat Hill’s location west

of this area and the downtown core makes it an ideal location for new residences that are close to services and transit.

**2. Consistency with Zoning Ordinance**

According to the American Canyon Municipal Code (ACMC) multifamily projects within the High Density Residential (RH-1) and Medium Density Residential (RM) zoning districts are permitted uses. The project meets the required development standards as follows:

**Table 1 – Parcel A Development Standards**

<b>Development Standard (RH-1 Zone)</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Size	20,000 SF	13.6 acres
Max Density (dwelling units per acre)	16 DU/AC	15.1 DU/AC
Minimum Width	100 feet	600+ feet
Minimum Depth	100 feet	900+ feet
Max Lot Coverage	50%	17.6%
Max Building Height	42 feet	40 feet
Required Setbacks		
Front Yard	20 feet	30 feet
Side (Interior)	5 feet	20+ feet
Rear	10 feet	20+ feet
First Story	5 feet	20+ feet
Second Story	10 feet	20+ feet
Maximum # of stories	3 stories	3 stories
Parking: Unit with 1 bedroom requires 1 covered, plus .5 uncovered spaces; Unit with 2 or more bedrooms requires 1 covered space plus 1 uncovered space; Plus 1 guest space per 4 units	438	451 (23 offsite)
Bicycle Parking	10 stalls	10 stalls*

\* The applicant shall identify the location of the bicycle parking prior to the issuance of building permits.

**Table 2 – Parcel B Development Standards**

<b>Development Standard (RM Zone)</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Size	20,000 SF	7.2 acres
Max Density	12 DU/AC	11.8 DU/AC
Minimum Width	100 feet	600+ feet
Minimum Depth	100 feet	300+ feet
Max Lot Coverage	50%	13%
Max Building Height	42 feet	40 feet
Required Setbacks		
Front Yard	15 feet	30 feet
Side (Interior)	5 feet	20+ feet
Rear	10 feet	20+ feet



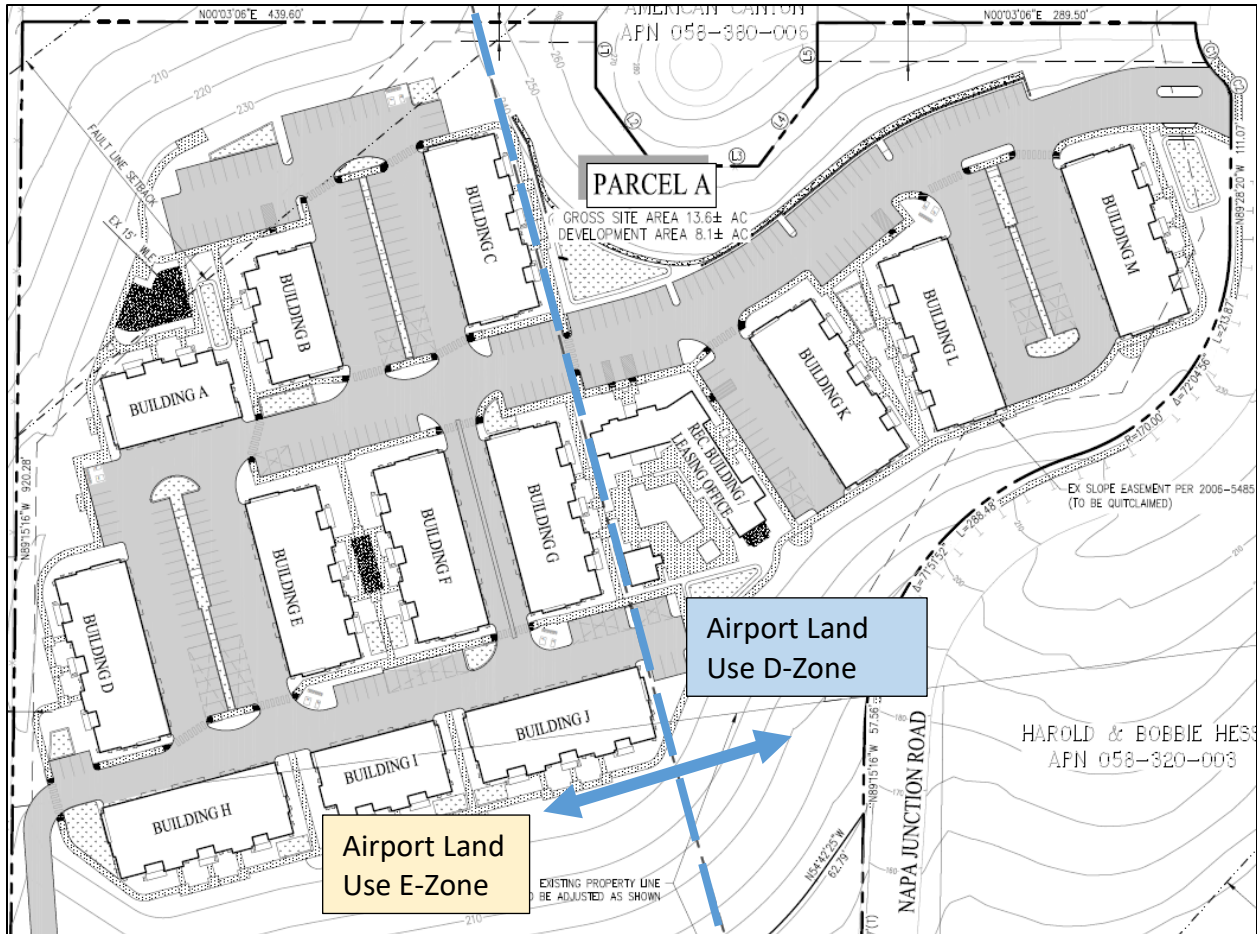
First Story	5 feet	20+ feet
Second Story	10 feet	20+ feet
Maximum # of stories	3 stories	3 stories
Parking: Unit with 1 bedroom requires 1 covered, plus .5 uncovered spaces; Unit with 2 or more bedrooms requires 1 covered space plus 1 uncovered space; Plus 1 guest space per 4 units	182	182
Bicycle Parking	7 stalls	7 stalls*

\* The applicant shall identify the location of the bicycle parking prior to the issuance of building permits.

### 3. Specific Project Issues

#### a. Airport Land Use

A portion of the site lies within the Napa County Airport Land Use Compatibility Plan (ALUCP). Four buildings, K, L, M and the recreation office, are within the D-Zone, and consists of 51 units. The ALUCP defines the D-Zone as one that does not normally permit residential uses. The applicant conducted a peer-reviewed noise study, prepared by Saxelby Acoustics (Sept 10, 2020) and concluded that the Oat Hill project would not conflict with the noise contours or any of the “three established sources of guidance on safety compatibility” for Zone D. As an added precaution and a condition of approval, the applicant will agree to record an avigation easement in favor of the Napa County Airport to indemnify them from noise complaints. The applicant also scheduled to file an application with the Napa County Airport Land Use Commission (ALUC) to request approval of their project in the D-Zone. The applicant plans to attend their May 1, 2021 meeting to present their project.



**Figure 11: Buildings K, L, and M are within the D-Zone for the Airport Land Use Plan. All other units are not affected.**

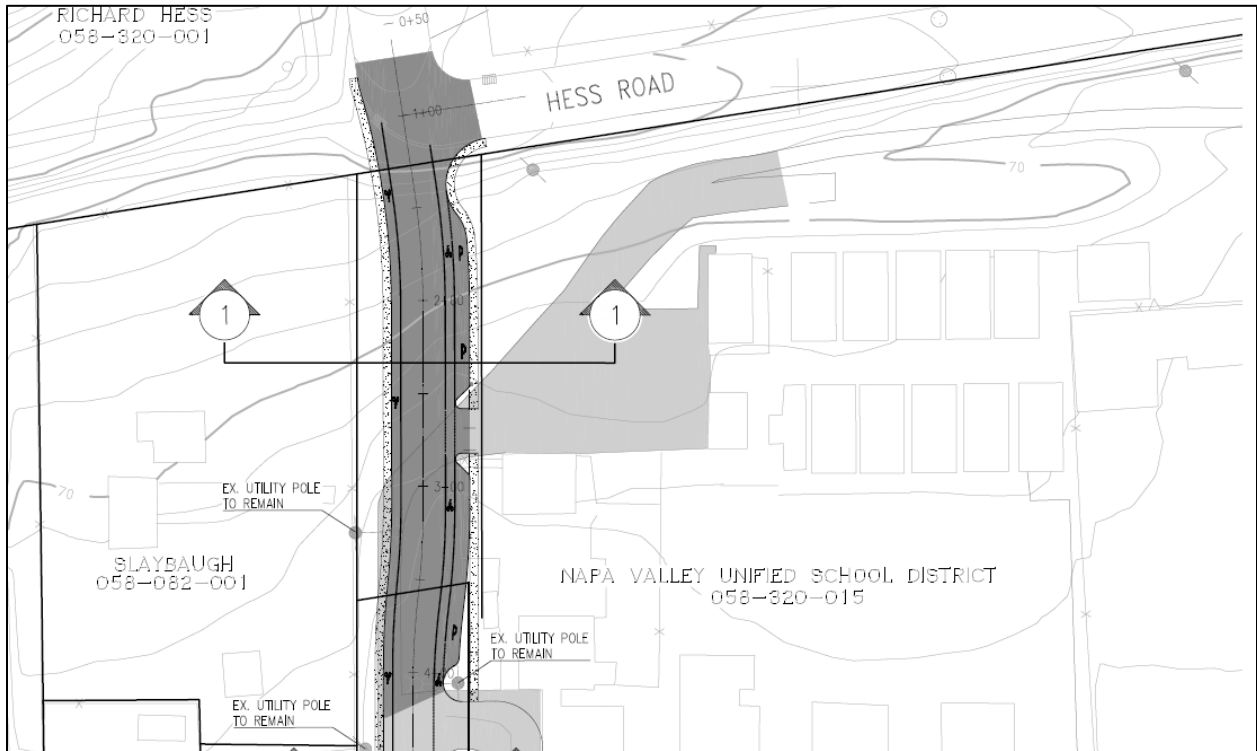
**b. Affordable Housing**

In accordance to the Municipal Code, new apartment developments that exceed five units are subject to inclusionary housing. The Code requires housing developments to provide 15% of the units, at 5% for very-low, 5% for low-income, and 5% for moderate income housing. For the 291 proposed units at the Oat Hill project, the applicant is required to provide 44 affordable units.

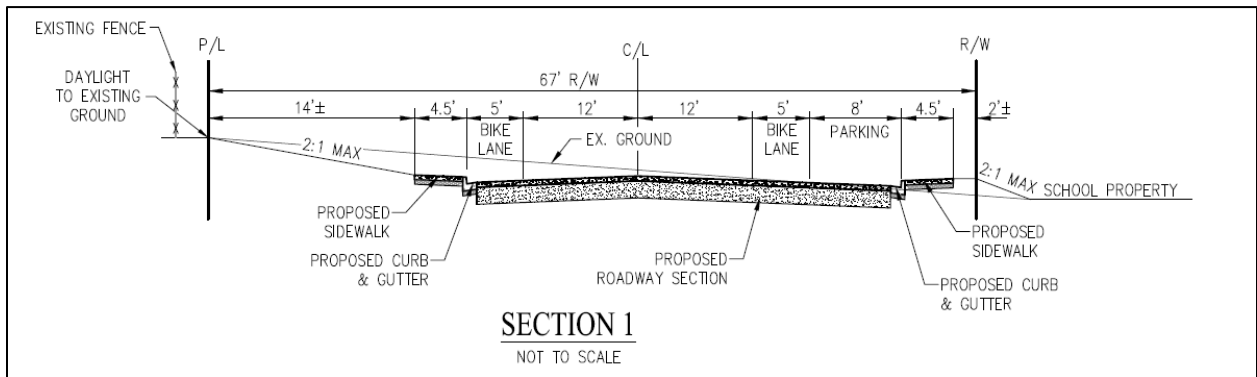
The applicant requested to provide an affordable housing nexus fee in-lieu of the 44 affordable units. The applicant provided a marketing study which explained that it was financially infeasible for the project to proceed without the in-lieu fee. The current affordable housing nexus fee is \$3.82 per square feet, which is due prior to building permit issuance, and the marketing study is available in Attachment 1, Exhibit C.

**c. Napa Junction Road**

Primary access to both Parcels A and B will be from Napa Junction Road. A new sidewalk would be constructed along the frontage on Napa Junction Road. A new section of Napa Junction Road would be constructed between two disconnected segments east and west of Hess Road. The new roadway and pedestrian connections would result in a more direct route to the project site from SR 29 and other areas of the City and would require the removal of several existing trees located adjacent to Parcel B.



**Figure 12: Napa Junction Road Extension proposed to be completed by the project will bring access and mobility to Oat Hill.**



**Figure 13: Preliminary cross-section drawing of the Napa Junction extension will include two travel lanes, bike lanes, sidewalks, and a single parking lane.**

Part of the Napa Junction extension is owned by the Napa Valley Unified School District (NVUSD) and the applicant is required to make a good faith offer to NVUSD. This would include identification of property rights needed (permanent and temporary), appraisal of the value of the highest and best use of the property, and offer to pay this amount. The obligation is identified as a condition of approval.

#### d. Oat Hill Views and Public Access Trail

For many years, the City considered views from Oat Hill to be an important public resource. In 1994, the General Plan designated Oat Hill with a Specialty Commercial overlay that highlights the unique views from Oat Hill. According to the General Plan Land Use Policy 1.17.3, [The City shall] *Require that development be sited and designed to emphasize the unique character of its setting and intended functions*

(e.g., maintenance of viewsheds) and convey a high level of quality in accordance with Policies 1.18.1 to 1.18.4. Additionally, in accordance to ACMC Section 19.19.030(B)(3), projects using the specialty commercial overlay zoning that require approval of a design permit shall incorporate into the site plan a public pedestrian easement to the site with potential connections to adjacent properties that provides access to the site's unique views.

The Parcel B application is lower in elevation and the views are not significant. The Parcel A application being higher on Oat Hill offers the best views. Recognizing the City's Oat Hill view policy, the Parcel A site plan includes a pedestrian path that takes advantage of the views. Figures 4, 5 and 6 depict the views from the upper pad. The path, shown in yellow highlight in Figure below, generally follows the edge of the development pad with no structures in the way to block the view.

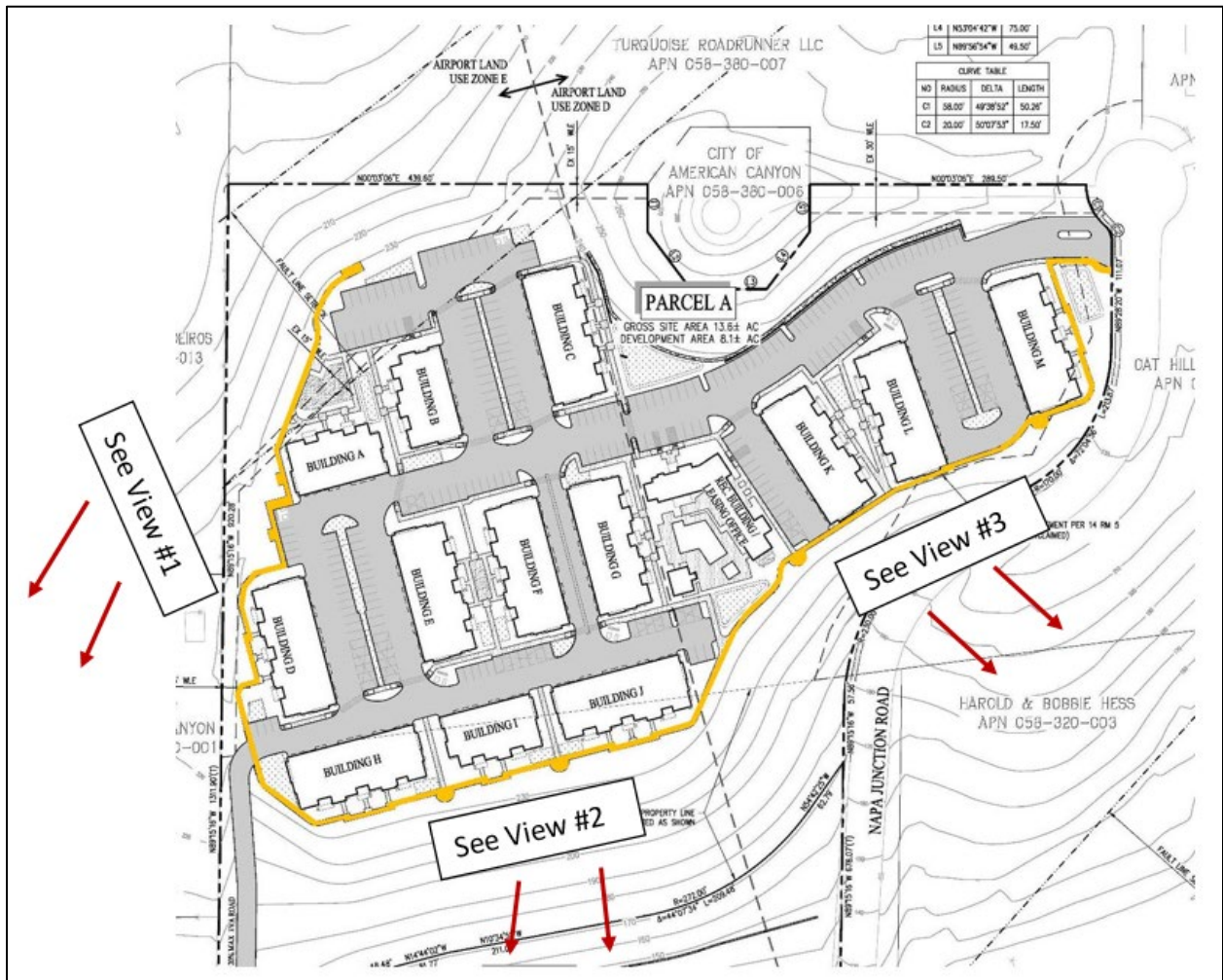


Figure 14: Proposed pedestrian view path shown in yellow.





*Figure 15: View 1 – Southeast View*



*Figure 16: View #2 – East View*



*Figure 17: View #3 – Northeast View*

The applicant attended an Open Space Advisory Committee (OSAC) meeting on March 3, 2021 and discussed the project with the committee. Mr. Hess explained that the pedestrian path, which he refers to as the “Community Loop Walkway”, will be open to the public and maintained by the property-owner. The walkway is closest to the buildings where there are no apartment windows (i.e.: no privacy issue) and farther where it passes apartment unit front door entries. Mr. Hess explained that separating the path from the apartment buildings is constrained by the edge of Parcel A. The walkway will be at least 4 feet wide and contains look-out areas and benches to take advantage of Oat Hill views. Visitor parking will be

limited on site, but street parking along Napa Junction Road will be available as a first-come, first-serve basis.

e. Public Comments

A 30-day Notice of Intent was sent to the State Clearinghouse and published on February 5, 2021. Staff received three comments.

California Department of Fish and Wildlife. A California Department of Fish and Wildlife letter recommended revisions to the proposed Biological Resources mitigation measures. The revisions suggest expanding the size of pre-construction bird survey radiuses, and establishing tighter buffer zones. The biology consultant WRA Environmental Consultants reviewed the requests and is scheduled to update Mitigation Measures BIO-1 to BIO-5 in the biology section.

Caltrans. A Department of Transportation letter recommended the applicant conduct annual monitoring reports, and inquired why the SR-29 / Napa Junction Road intersection was not considered in the group of analyzed areas in the traffic impact study. The letter also provided guidance on how to submit an encroachment permit application. The applicant's CEQA consultant, Raney Environmental, reviewed the requests and explained that subsequent to the publication of the IS/MND, a final traffic impact analysis (TIA) was prepared for the project. The final TIA, from February of 2021, includes the SR-29/Napa Junction Rd intersection. As noted in the final TIA, the Napa Junction Road/SR 29 intersection would operate at LOS F under Future Conditions with or without the proposed project. This operation was considered acceptable because the Napa Junction Road/SR 29 intersection is exempt from the City's LOS standard, and the California Department of Transportation (Caltrans) does not provide an operational standard. Therefore, the findings of the final TIA would not change the adequacy of the analysis, mitigation, or conclusions presented in the IS/MND. The final TIA is available in the Attachment 1, Exhibit A.

Resident. A resident of American Canyon inquired about why the IS/MND stated that there is no impact to our school system. The letter also stated that more housing would lead to increased traffic. The applicant's CEQA consultant reviewed the letter and will provide an explanation in the final IS/MND report. The applicant's CEQA consultant, Raney Environmental, reviewed the comment and responded. Raney explained that the applicant is required to pay a facilities fee to the Napa Valley Unified School District (NVUSD), which goes towards the cost of improvements and/or upgrades to school facilities. In regards to traffic, Raney explained that according to the TIA, the Oat Hill project would add traffic solely to the eastbound and westbound through movements in the Napa Junction / Lombard intersection, which do not have delays and are below average for the intersection as a whole. Project trips are expected to make use of the excess capacity, thus motorists would experience little, if any, change in conditions as a result of this project. See response to comments in Attachment 1, Exhibit A.

Property Owner. A property owner in a neighboring property provided a letter of support for the project. The comment does not address the adequacy of the IS/MND.

Public Outreach Efforts. The applicant conducted a public outreach study from September 18 to October 6 of 2020. The outreach area consisted of all property owners within 300 feet of the site and a few select neighbors beyond that proximity. The applicant met with neighbors in person, provided copies of the plans, and photo simulations. Several property owners provided letters of support as a result of these outreach efforts, see Attachment 1 Exhibit D.

## **CEQA Review**

The City of American Canyon prepared an Initial Study Checklist and Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The basis for the Mitigated Negative Declaration (MND) is the finding that the proposed Project will not have a significant effect on the environment because mitigation measures that reduce the impacts to less than significant are being approved as part of project conditions. The MND includes mitigation measures for Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation/Traffic, and Utilities.

The MND was circulated to the public for 30 days starting February 5, 2021. In response to the notice, the City received one letter. The letters are included as with the final Initial Study MND in Attachment 1 Exhibit A.

## **Staff Recommendation**

Consider Resolutions to Recommend City Council approval of:

- (1) The *Oat Hill Multi-Family Residential Mitigated Negative Declaration*;
- (2) A General Plan Amendment on a 13.6-acre Oat Hill Parcel A from Industrial with a Specialty Commercial (CS) overlay and Estate Residential (RE) to High Density Residential (RH-1), (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
- (3) A General Plan Amendment on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (portion of APN 058-320-001); (File No. PL20-0026);
- (4) A Zone Change from on a 13.6-acre Oat Hill Parcel A from Light Industrial with a Specialty Commercial (LI:CS) overlay and Estate Residential (RE) to Medium Density Residential (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0024);
- (5) A Zone Change on a 7.2-acre Oat Hill Parcel B from Estate Density Residential to Medium Density Residential (RM); (portion of APN 058-320-001), (File No. PL20-0026);
- (6) A Tentative Subdivision Map for 206 condominium residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0025);
- (7) A Tentative Subdivision Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0027);
- (8) A Design Permit for condominium 206 residential units on a 13.6-acre Oat Hill Parcel A; (APN 058-380-008 and portion of 058-320-001), (File No. PL20-0022); and
- (9) A Design Permit Map for 85 condominium residential units on a 7.2-acre Oat Hill Parcel B; (portion of APN 058-320-001); (File No. PL20-0023).

## **Attachments:**

1. Resolution for the ISMND and MMRP
  - a. Exhibit A – ISMND with technical studies and public comments
  - b. Exhibit B – MMRP
  - c. Affordable Housing Marketing Study
  - d. Public Outreach Materials
2. Resolution for Parcel A General Plan Amendment (File No. PL20-0024)
3. Resolution for Parcel A Zone Change (File No. PL20-0024)
4. Resolution for Parcel A Tentative Subdivision Map (File No. PL20-0025)
  - a. Exhibit A – Project Plans
5. Resolution for the Design Permit (File No. PL20-0022)
  - a. Exhibit A – Project Plans
6. Resolution for Parcel B General Plan Amendment (File No. PL20-0026)

7. Resolution for Parcel B Zone Change (File No. PL20-0026)
8. Resolution for Parcel B Tentative Subdivision Map (File No. PL20-0027)
  - a. Exhibit A – Project Plans
9. Resolution for Parcel B Design (File No. PL20-0023)
  - a. Exhibit A – Project Plans

**Copies (notification sent electronically):**

Rick Hess Development Company