



Sent by e-mail to:

John McDowell, [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

May 6, 2021

John McDowell  
Napa County Airport Land Use Commission Staff  
Napa County Planning, Building and Environmental Services Department  
1195 Third St – Suite 210  
Napa, CA 94559

**Subject: Oat Hill Project Application (P21-00056) for the Napa County Airport Land Use Commission – 2<sup>nd</sup> Response**

Dear Mr. McDowell,

Staff received the incompleteness letter for the Oat Hill Project dated April 23, 2021. Please see the following for responses.

1. Please provide the Land Use and Noise Element of the current City of American Canyon General Plan, either by publicly accessible link to the City's webpages or as a PDF document. In addition, please verify that the proposed General Plan Amendment for the project is limited to a land use map change with no corresponding changes to current General Plan's airport compatibility related policies, exhibits and tables which indicate residential uses as prohibited within Airport Land Use Compatibility Zone D.

*Response #1: Electronic copies of the Land Use and Noise Elements of the current American Canyon General Plan was provided to Mr. John McDowell by sharefile on April 26, 2021. Staff confirms that the Oat Hill project is limited to a land use map change with no corresponding changes to the City's General Plan airport compatibility related policies, exhibits, and tables.*

2. Please provide the ordinance and City Council staff report for the City's previous action rescinding the Airport Compatibility Overlay Zoning District, which once applied to all City parcels located within the Airport Influence Area for Napa County Airport including the subject property for this proposal.

*Response #2: To be provided separately by the City Attorney.*

3. The upper portion of the project site penetrates navigable airspace generally above 183 ft. in elevation which triggers FAA (FAR Part 77) aircraft hazard obstruction review, and as set forth in



ALUCP Policy 3.3.4. Please provide documentation of compliance with the FAA (FAR Part 77) notice of proposed construction process.

*Response #3: To be provided separately by the Applicant's CEQA consultant.*

- Please provide copies, preferably as a PDF, of the Mead & Hunt (2005) and Walter Gillfilland and Associates (2005) studies and the City's September 18, 2020 comment letter titled *Item 9A – Comments on the Initial Study/Mitigated Negative Declaration for the Terminal Area Redevelopment (IS/MND)* cited in your documents as supporting conversion of this project site to residential uses.

*Response #4: Applicant's CEQA consultant will provide the Mead & Hunt (2005) and Gillfilland (2005) studies. See attached file for the City's comment letter on the ISMND for the Terminal Area Redevelopment.*

- Please update the noise impact analysis to address potential for noise impacts resulting from single event aircraft overflight.

*Response #5: To be provided separately by the Applicant's CEQA consultant.*

- Please provide building and site densities (persons per acre) calculations.

*Response #6: Please see the table below for density and other site related information. For persons per acre, staff used ACMC Chapter 18.44, which estimates population at 3.49 persons per dwelling unit.*

**Table 1 – Parcel A (206 units) 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
Persons per acre (estimated at 719 people)	N/A	52.9 persons / 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

**Table 2 – Parcel B (85 units) 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
Persons per acre (estimated at 297 people)	N/A	41.2 persons / 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

Sincerely,

A handwritten signature in blue ink, appearing to read "W. He". The signature is stylized with a long horizontal stroke above the letters.

William He, AICP  
Associate Planner, Community Development Department

Attachments: 1. City's comment letter on the ISMND for the Terminal Area Redevelopment.

EC: Rick Hess, RH Hess Development Co.  
Brent Cooper, AICP, Community Development Director  
William D. Ross, City Attorney