



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 11/5/2008

Agenda Placement: 8A

## Airport Land Use Commission Board Agenda Letter

---

**TO:** Airport Land Use Commission  
**FROM:** John McDowell for Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** RONALD GEE, PLANNER III - 707.253.4417  
**SUBJECT:** Green Island Recreational Vehicle Storage Facility

---

### **RECOMMENDATION**

#### **STEVEN & LARRY GIOVANNONI / GREEN ISLAND RECREATIONAL VEHICLE AND STORAGE FACILITY - AIRPORT LAND USE CONSISTENCY DETERMINATION # P08-00520-ALUC**

**Request:** Airport Land Use Consistency Determination for a 129,666 sq. ft. Recreational Vehicle and Storage Facility located on a 5.69 acre site within the City of American Canyon on the north side of Green Island Road, approximately 0.36 mile west of SR 29 and within Airport Land Use Compatibility Zone D (Assessor's Parcel # 057-130-003) 450 Green Island Road, American Canyon.

**Staff Recommendation:** Find the project consistent with the Airport Land Use Compatibility Plan.

**Staff Contact:** Ronald Gee 299-1351

### **EXECUTIVE SUMMARY**

The Airport Land Use Commission (ALUC) is responsible for making an Airport Land Use Consistency Determination on the proposed recreational vehicle and storage facility. The project includes about 129,666 square feet of both open canopy covers and enclosed storage structures; a 1,930 square foot office/caretaker's residence; a decorative, perimeter security wall; and a vehicle wash station. The site is located within Compatibility Zone D, the Common Traffic Pattern. Zone D is an area of low to moderate risk and most non-residential uses are considered normally acceptable use of the Airport Land Use Compatibility Plan (ALUCP). Light industrial, manufacturing and warehouse facilities are considered compatible land uses within Zone D due to lack of sensitive noise receptors and the low density of people on-site. The project is consistent with all ALUCP policies related to land use, concentration of people, building heights, lighting and glare, communications, building materials, noise and overflight easements.

**Proposed Action:** That the Airport Land Use Commission find the Giovannoni / Green Island Road Recreational Vehicle and Storage Facility **CONSISTENT** with the Napa County Airport Land Use Compatibility Plan.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION:** A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were adopted by the City of American Canyon (the Lead Agency). The City has included mitigation measures to ensure project compatibility with airport operations.

### **BACKGROUND AND DISCUSSION**

#### **Airport Land Use Consistency Factors:**

1. **Location** –The 5.69 acre project site is a rectangular, relatively flat lot located on the north side of Green Island Road about 0.36 mile west of SR 29 and about 4,022 feet (0.79 mile) south of the Napa County Airport. The entire site is located within the Zone D - Common Traffic Pattern Zone. The site is approximately 7,223-feet (1.37 miles) southeast of the centerline of Runway 6/24, and approximately 5,405-feet (1.02 miles) southeast of the centerline of Runway 18/36. Typical overflights of the project site consist of aircraft on the downwind approach leg to runway 6/24 and southbound departure traffic.

2. **Land Use** – The applicant is requesting approval to operate a recreational vehicle (RV) and storage facility with freestanding, 129,666 square feet of open canopies and enclosed storage structures; a two-story, 1,930 square foot business office/caretaker's residence; a decorative, perimeter security wall; and a wash station. There would be space for 233 RV/boat storage stalls under canopies, 18 fully-enclosed RV/boat storage spaces and 70 mini-storage units.

The entire site is located within Compatibility Zone D, an area of moderate risk with frequent noise intrusion and routine overflights below 1,000-feet above ground level (AGL) to as low as 300-feet AGL. Most non-residential uses are considered normally acceptable uses in Table 3-2 of the Airport Land Use Compatibility Plan (ALUCP). The recreational vehicle and storage facility use would be considered a good land use in the airport influence areas due to a lack of sensitive noise receptors and generally lower population densities.

3. **Concentration of People** – According to ALUCP Table 3-2, Airport Vicinity Land Use Compatibility Criteria, the maximum concentration of people in Zone D are 100 persons per acre within structures and 150 persons per acre total, in and out of structures. Although Zone D is an area of moderate risk, most non-residential uses are considered normally acceptable uses. According to the City of American staff report, ". . . there would be an average 12 customers per day with a maximum of 30, mostly on weekends. A total of 4 employees per day will remain on-site during operational hours, working in 2-person shifts. One employees will remain on-site for caretaker responsibilities . . ." The maximum 32 people anticipated to be on-site at any one time at the proposed storage facility is less than 5.6 people per acre. The density of this use will be within acceptable limits of maximum density.

4. **Building Height** – ALUCP Policy 3.3.3 restricts building height to 35-feet or as provided by local ordinance. The City of American Canyon's GI (General Industrial) District allows a maximum building height of 40-feet. The proposed two-story, office/caretaker structure is 26-feet in height. Roof canopies for free-standing open storage and enclosed storage spaces will be a maximum 16-feet high. Perimeter fencing, with patterned fenestration, will range from 16-feet to 24-feet in height.

The project site is located within the Horizontal Surface of the ALUCP Airspace Protection Surface which allows approval of structures and vegetation not to exceed 150-feet above the elevation of the runways at 183-feet above mean sea level (MSL). The site elevation ranges between 43-feet and 44-feet MSL, above the elevation of the airport property at 33-feet MSL. With the maximum 26-feet high office/caretaker's residence building allowed by the City, the structure will be well below the navigable airspace threshold.

5. **Lighting and Glare** – The City of American Canyon has imposed conditions of approval that specify that all exterior lighting, including landscape lighting, shall be shielded and directed downward and not create offside glare consistent with airport compatibility requirements. These conditions are consistent with the standards required in the ALUCP.

Although no skylights are proposed for the building, as previously disclosed to the ALUC, Uniform Building Code (UBC) and new International Building Code (IBC) skylight design requirements require that all incoming light be diffused. Consequently, night-time lighting from any new UBC-compliant skylights will not result in light and glare impacts to airport operations.

6. **Communications** – No electronic equipment is proposed as part of this facility that could interfere with airport communication.

7. **Building Materials** – The business office/caretaker's residence building will have architectural composition shingles, scored and textured dryvit walls with cultured stone veneer. The enclosed storage structure will have exterior-grade plywood walls and the perimeter fence will consist of metal wall panels with dryvit textured finish walls and trim with culture stone veneer. Project mitigation measures and City of American Canyon conditions of approval require, "Non-reflective glass, building materials and rooftop equipment shall be used for all sides, of all structures on-site, including roofs, to comply with the Airport Land Use Commission's requirements." Although no roof-top solar panels are currently proposed, it has been demonstrated earlier that current state-of-the art solar panel materials do not pose a glare hazard due to their propensity to absorb light rather than reflect light.

8. **Noise** – Although subject to frequent aircraft noise, the new building and use will be located on the north side of Green Island Road, outside the 65 CNEL noise contour. According to ALUCP Table 2-1, Noise Compatibility Guidelines, 60-65 CNEL is a Normally Acceptable sound level for service commercial/warehousing uses; 50-60 CNEL sound levels are considered Clearly Acceptable.

9. **Overflight Easement** – The ALUCP requires recordation of an overflight and aircraft hazard easement on all developing properties. The City of American Canyon requires recordation of an overflight easement as part of any application in the airport influence area. Recordation of the easement to the benefit of the Napa County Airport shall be executed as a Use Permit condition of approval prior to occupancy of the project.

10. **Caltrans Aeronautics** – As of this report writing, although California Department of Transportation, Division of Aeronautics staff has been sent copies of attached background information and has been contacted directly, no comments have been received.

11. **Processing** – ALUCP Policy 2.1.9 requires referral of a project to the ALUC prior to the local governing body's final action to allow the local jurisdiction to consider the ALUC's finding prior to acting on a project. The application was reviewed by the City of American Canyon Planning Commission on June 10, 2008 without benefit of a prior

ALUC determination. The purpose of this policy is to allow the local government (and ALUC) flexibility in the event the ALUC has airport compatibility needs that need to be addressed. In this case, the project appears to comply with ALUC requirements.

12. **Conditions** – The City of American Canyon has included appropriate permit conditions of approval and mitigation measures for the project to ensure airport compatibility. An ALUC Consistency Determination is required before building permit issuance and recordation of an Avigation Easement is required prior to occupancy.

### **SUPPORTING DOCUMENTS**

- A . Applicant Narrative
- B . American Canyon Planning Commission Staff Report
- C . Planning Commission Resolution No. 2008-15 / Mitigated Negative Declaration
- D . Planning Commission Resolution No. 2008-16 / Conditions of Approval-MMRP
- E . Exhibits
- F . Office / Residence Elevation
- G . Perimeter Wall Elevation

Airport Land Use Commission: Approve

Reviewed By: John McDowell