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Agenda Date: 12/4/2019

Agenda Placement: 9A

Airport Land Use Commission Board Agenda Letter

TO: Airport Land Use Commission

FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: John McDowell, SUPERVISING PLANNER - 299-1354

SUBJECT: Study Session on City of American Canyon's Oat Hill Residential Development

RECOMMENDATION

STUDY SESSION ON CITY OF AMERICAN CANYON'S OAT HILL RESIDENTIAL DEVELOPMENT

Request: Discussion and possible direction to provide comments on a pending City of American Canyon General Plan Amendment and Rezoning action to designate three parcels totaling approximately 30 acres for residential development located on Oat Hill, Assessor's Parcel Numbers 058-380-008, 058-320-001, & 058-380-017, lying within Airport Land Use Compatibility Zones D and E of the Napa County Airport.

Staff Recommendation: Review background materials and provide direction to staff on possibility of preparing comment letter for signature by the ALUC Chair.

Staff Contact: John McDowell, 299-1354 john.mcdowell@countyofnapa.org

EXECUTIVE SUMMARY

On August 20, 2019, the American Canyon City Council conducted a study session on a concept for developing residential uses on the land feature commonly known as Oat Hill, which is located within the City in an area that is generally north of Eucalyptus Drive, west of Broadway (State Route 29), and south of the Green Island Road industrial areas. This land feature lies within Airport Land Use Compatibility Zones D and E for the Napa County Airport, with the majority of the hill lying within Compatibility Zone D. The Napa County Airport Land Use Compatibility Plan (ALUCP) prohibits all residential uses with Compatibility Zone D. Prior to the August 20, 2019 meeting, the Napa County Director of Planning, Building and Environmental Services provided written comments (attached) to the City noting the proposal's direct conflict with the ALUCP and requesting that both agencies meet to discuss. At the conclusion of the August 20, 2019 meeting, the City Council concluded that residential uses are the best use of the property, and directed staff to work with the property owner on a plan for residential

development on the site.

On November 22, 2019, ALUC received correspondences from the City of American Canyon City Attorney (attached) stating that the City of American Canyon Planning Commission had held a public hearing on November 21, 2019 and recommended approval of an amendment to the City's Housing Element to include the Oat Hill properties as residential sites, and rezoning the land for a residential use study area. City Staff have suggested that this item may come before the American Canyon City Council for action on December 17, 2019.

The State Aeronautic Act, Section 21676(b)(attached), states that before a local agency amends its general plan or approves a zoning ordinance within the planning boundaries established by the ALUC, the local agency shall first refer the proposed action to the ALUC. The City Attorney's November 22, 2019 states American Canyon's intention to not refer the matter to the ALUC until a future date. This action appears inconsistent with State law. ALUC staff therefore recommend the ALUC review the attached background materials and provide direction to staff on next steps, including whether to provide written comments to the City in advance their next public hearing.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

The City of American Canyon is lead agency for CEQA compliance on this project.

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

- A . City of American Canyon Correspondence November 22, 2019
- B . Napa County PBES Director Letter August 20, 2019
- C . State Aeronautic Act Section 21676(b)
- D . American Canyon Staff Report and Applicant Materials

Airport Land Use Commission: Approve

Reviewed By: John McDowell