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Agenda Date: 12/6/2017

Agenda Placement: 8A

Airport Land Use Commission Board Agenda Letter

TO: Airport Land Use Commission

FROM: Vincent Smith for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: John McDowell, Principal Planner - 299-1354

SUBJECT: City of American Canyon Recreation Zoning District Amendment #P17-00391-ALUC

RECOMMENDATION

CITY OF AMERICAN CANYON RECREATION ZONING AMENDMENT / CITY OF AMERICAN CANYON - AIRPORT LAND USE CONSISTENCY DETERMINATION #P17-00391-ALUC

Request: Airport Land Use Compatibility Plan Consistency Determination of city-proposed text amendments to the City of American Canyon's Recreation Zoning District which include: 1) clarifying the definition of allowable winery uses; 2) allowing a maximum of 25% of the floor area of a winery use to be used for non-wine related uses; 3) increasing maximum lot coverage from 10% to 50%; and 4) establishing site design criteria. These zoning changes will apply to four parcels within the City of American located south of the Napa County Airport within Airport Land Use Compatibility Zones D and E of the Airport Influence Area, north of Eucalyptus Drive and bisected by Commerce Boulevard. Assessor Parcel Numbers: 058-030-064, -065, -066 & -067

Staff Recommendation: That the Commission find the project consistent with the Airport Land Use Compatibility Plan.

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

Applicant Representative: Brent Cooper, AICP, Community Development Director (707) 647-7336
bcooper@cityofamericancanyon.org

EXECUTIVE SUMMARY

Proposed Action:

1. That the Airport Land Use Commission finds the proposed City of American Canyon Recreation District Zoning

Text Amendment (#P17-00391-ALUC) consistent with the Napa County Airport Land Use Compatibility Plan.

Discussion:

State Aeronautics Law (Public Utilities Code 21676) mandates that the Airport Land Use Commission (ALUC) must review the proposed City of American Canyon Recreation District Zoning Text Amendment prior to its adoption by the City of American Canyon City Council since the proposal involves changes to policies relating to land within an Airport Influence Area (AIA). In its independent capacity, the ALUC is only reviewing the proposal for airport compatibility.

The project involves text changes to the City's Recreation zoning district that applies to approximately 106 acres of incorporated land that falls within Airport Land Use Compatibility Zones D and E for the Napa County Airport. These changes involve minor revisions to development standards that do not have the potential to impact airport operations or result in incompatible land uses within the vicinity of an airport. As supported in the Background and Discussion Section of this report, ALUC Staff has reviewed the proposal for consistency with Airport Land Use Compatibility Plan (ALUCP) policies and recommend that the ALUC find the project consistent with the ALUCP.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The ALUC's Consistency Determination does not meet the definition of a "project" as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and, therefore, CEQA is not applicable. The ALUC is only making a finding of consistency with airport compatibility regulations and is not responsible for approving or undertaking the project. The American Canyon City Council is the Lead Agency responsible for carrying out the project.

BACKGROUND AND DISCUSSION

Airport Land Use Compatibility Factors:

1. Location - The zoning text amendments will apply to four parcels presently zoned Recreation (R) located west and north of the intersection at Eucalyptus Drive and Wetland's Edge Road, about 0.9 mile west of Broadway/SR 29. About 80% of the site is located in Zone D "Common Traffic Pattern"; the southwest corner of the site is located in Zone E "Other Airport Environs". The site is approximately 9,400 feet (1.78 miles) south of the centerline of Runway 6/24, and about 9,500 feet (1.80 miles) southeast of Runway 18/36. Typical overflights of the project consist of downwind approach traffic to Runway 6/24 and southbound departure traffic from Runway 18/36. These properties were previously evaluated for airport land use compatibility in October 2009 when the original Recreation zoning designation was applied to the site by the City of American Canyon (ALUC File P09-00415).

2. Land Use – The project involves zoning text amendments to clarify allowable uses associated with a winery, to increase lot coverage from 10% to 50%, and to apply related site design criteria including limits on outdoor storage, outdoor winery work areas, and requiring public trail connectivity. All proposed text changes are shown in yellow highlighting in Attachment A to this report, and details on the proposed changes are discussed in the City Planning Commission Staff Report contained in Attachment B.

No new allowed or conditionally allowed land uses are proposed, and no changes to existing airport compatibility measures previously adopted by the City (and previously found consistent with the compatibility plan by the ALUC) are proposed. The proposed increase in lot coverage from 10% to 50% will match the lot coverage standard applied to the adjoining City and County industrial parks. Fifty percent lot coverage provides ample open land area on properties within the AIA in compliance with density/population limitations and for provision of off-airport safe havens.

The Zone D Common Traffic Pattern is routinely overflowed by aircraft at low elevations resulting in frequent single-event noise intrusion. Overflights from these areas can range from traffic pattern altitudes (about 1,000-feet above the ground) to as low as 300-feet above ground. Accident risk varies from low to moderate. Areas where aircraft are near pattern altitude (e.g., downwind leg) have the lowest risk. In areas where aircraft are at lower latitudes (especially on circle-to-land instrument approaches) a moderate level of risk exists.

In Zone E - Other Airport Environs, overflights can occur anywhere in these areas when aircraft are departing or approaching the airport. Overflight annoyance is the primary impact element in these areas. The risk of accident is very low. All permitted uses, consistent with applicable Zoning Ordinance and maximum General Plan density designation, are allowed in this zone.

3. Concentration of People – As previously noted, increasing the maximum lot coverage from 10% to 50% will be consistent with the lot coverage standard previously applied to the majority of land within the AIA for Napa County Airport. This increased lot coverage requirements will not result in the potential for future buildings to exceed density limitations within compatibility Zones D and E.

4. Building Height – No changes to City regulations related to building height limits are proposed. The City's building height limits remain 35 ft. for occupied structures in the Recreation District consistent with ALUCP standards.

5. Lighting and Glare – No changes to City regulations concerning light and glare are proposed. The City's existing lighting requirements are consistent with the ALUCP.

6. Communications – The proposed zoning text amendment will not change any City regulations concerning communication facilities and the City's regulations will continue to be consistent with ALUCP standards.

7. Building Materials – Proposed changes placing limits on outdoor wine production activities and requiring screening of outdoor equipment will not have a negative impact on airport operations or result in a land use conflict with air operations. The City's zoning remains consistent with the ALUCP.

8. Overflight Easement – The City requires overflight easements for all projects located within the AIA. No changes to this long established requirement will occur as part of this zoning text amendment. City regulations would remain consistent with the ALUCP.

9. Caltrans Aeronautics – California Department of Transportation, Division of Aeronautics (Caltrans Aeronautics) staff has been sent copies of attached background information. No comments have been received regarding the project.

10. Processing – ALUCP Policy 1.3.2 requires any amendment to land use regulations affecting the ALUC's geographic area of concern to have an airport land use consistency determination prior to approval by the local jurisdiction. The project was reviewed by the City Planning Commission on October 26, 2017, and is scheduled for City Council action on December 19, 2017. The City Planning Commission recommended approval for the project as proposed. The project complies with ALUCP Policy 1.3.2 as described above.

SUPPORTING DOCUMENTS

- A . Application and Proposed Ordinance
- B . City Planning Commission Staff Report
- C . ALUC Compatibility Zone Map

Airport Land Use Commission: Approve

Reviewed By: Vincent Smith