



A Tradition of Stewardship  
A Commitment to Service

# SPECIAL AGENDA

## NAPA COUNTY AIRPORT LAND USE COMMISSION

**Wednesday May 20, 2009  
9:00 AM**

### COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE-CHAIRPERSON</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIRPERSON</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Gary Wooton</i>		<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Dean Stahr</i>		
<i>COMMISSION COUNSEL</i> <i>Krishan Chopra</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>	<i>COMMISSION CLERK</i> <i>Melissa Gray</i>	

The Commission welcomes you to its meeting which is regularly scheduled the first Wednesday of February, May, August and November. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

#### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

#### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

#### DISCLOSURE – CONFLICT OF INTEREST:

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will

be available for public inspection, on and after at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**Agenda available on line at [www.co.napa.ca.us](http://www.co.napa.ca.us)**

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Airport Land Use Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF A.L.U.C. MINUTES - None**
5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None**
8. **PUBLIC HEARING ITEMS**

**A. R. H. HESS DEVELOPMENT CO. / OAT HILL WINERY CONDOMINIUMS - AIRPORT LAND USE CONSISTENCY DETERMINATION # P09-00152-ALUC**

**Request:** Airport Land Use Consistency Determination for the Oat Hill Winery Commercial Condominium Facility to be constructed within a 56,084 square foot structure on a 10.55 acre vacant site located on Oat Hill at the western terminus of Napa Junction Road, about 0.39 mile west of SR 29 (Broadway) and within Airport Land Use Compatibility Zone D. (Assessor's Parcel # 058-380-012 and -013) American Canyon.

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

**Staff Contact:** Ronald Gee 299-1351, rgee@co.napa.ca.us

**B. COUNTY OF NAPA / PROPOSED HOUSING ELEMENT UPDATE - AIRPORT LAND USE CONSISTENCY DETERMINATION # P09-00181-ALUC**

**Request:** Airport Land Use Consistency Determination for Napa County's 2009 Housing Element Update General Plan Amendment and associated changes to Napa County Code necessary to implement the Housing Element including the following as it relates to airport compatibility: 1) discussion of the designated housing sites within airport influence areas (Angwin and Napa Pipe sites); 2) allowing second units in the Agricultural Preserve; 3) allowing emergency shelters in industrial areas; 4) removing density limits for residential care facilities; 5) allowing accessory dwellings in Commercial Limited zones; and 6) simplification of the County's Growth Management System.

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

**Staff Contact:** John McDowell 299-1354 jmcdowell@co.napa.ca.us

**9. ADMINISTRATIVE ITEMS - None**

**10. STAFF COMMENTS AND REPORTS**

**11. COMMISSIONER COMMENTS**

**12. ADJOURN TO CONSERVATION, DEVELOPMENT & PLANNING COMMISSION MEETING**