



CITY of NAPA

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
Phone: (707) 257-9530
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July 6, 2012

Mr. Ronald Gee
Airport Land Use Commission Staff

SUBJECT: Annexation/Pre-Zoning application for the Materials Diversion Facility at 820 Levitin Way

Dear Mr. Gee:

In conjunction with the annexation of the Materials Diversion Facility at 820 Levitin Way, the City of Napa is proposing to Pre-Zone the property at 820 Levitin Way to the City designation of PQ-P:AC, Public, Quasi-Public : Airport Compatibility Overlay District and formally requests an airport land use consistency determination before the ALUC pursuant to Section 21676.b of the State Aeronautics Act..

The proposed Pre-zoning is consistent with LAFCO policies requiring all properties to be Pre-zoned prior to annexation. The Pre-zoning includes a total of six parcels with a combined area of approximately 18.60 acres. California cities are required to pay property taxes on land they own outside their city boundaries. Therefore, the City of Napa is obligated to pay property taxes on the subject territory until such time as it is included within the City. Upon annexation, the City would be relieved of the expense of paying property taxes on these six parcels. The 18.60 acre Materials Diversion Facility site is currently developed with industrial style buildings and parking lots, and no physical changes to the buildings or site are proposed with the Pre-zoning or annexation.

Attached to application letter is a description of the existing operations currently conducted at the Materials Diversion Facility. No changes to the existing operations are proposed with this application.

As noted in the application letter, if the ALUC fails to act on the referral with sixty (60) days of the date of receipt of the referral than the proposed action shall be deemed consistent by operation of law.

No specific aircraft hazards have been identified with the proposed Pre-Zoning.

The submittal also includes:

1. A copy of the Planning Commission staff report dated June 7, 2012. This staff report is the only local land use agency staff report currently on record.

2. A copy of the minutes from the June 7, 2012 Planning Commission meeting at which the Commission recommended approval of the Pre-Zoning.
3. A copy of the title report which lists an aviation easement granted in the 1960's.
4. 8 1/2" x 11" site plans and location map of the MDF site.
5. A copy of mailing labels.
6. A check in the amount of \$3,137.45 made payable to Napa County for the application.

If you have any questions please the City of Napa Community Development Department, Planning Division at (707) 257-9530.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Klingbeil". The signature is stylized and cursive, with a large loop at the end.

Scott Klingbeil
Senior Planner