



A Tradition of Stewardship
A Commitment to Service

SPECIAL AGENDA

NAPA COUNTY AIRPORT LAND USE COMMISSION

11:00 AM

COMMISSION MEMBERS

<i>VICE-CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>COMMISSIONER</i>
<i>Dave Whitmer District # 2</i>	<i>Anne Cottrell District # 3</i>	<i>Joelle Gallagher District # 1</i>	<i>Andrew Mazotti District # 4</i>	<i>Jeri Hansen District # 5</i>
<i>COMMISSIONER AVIATION EXPERTISE Charles Koch</i>		<i>COMMISSIONER AVIATION EXPERTISE Norman Brod</i>		
<i>COMMISSION COUNSEL Thomas Capriola</i>	<i>SECRETARY-DIRECTOR David Morrison - Director</i>		<i>COMMISSION CLERK Lashun Fuller</i>	

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.

All materials relating to an agenda item for an open session of a regular meeting of the Airport Land Use 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, 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.countyofnapa.org

1. CALL TO ORDER / ROLL CALL
2. PLEDGE OF ALLEGIANCE - None
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

The Clerk of the Commission request approval of Minutes for the meeting held on: December 4, 2019.

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

8. PUBLIC HEARING ITEMS

- A. NAPA REDEVELOPMENT PARTNERS - NAPA PIPE PROJECT - AIRPORT LAND USE CONSISTENCY DETERMINATION #P19-00468-ALUC

Request: Airport Land Use Compatibility Plan Consistency Determination for proposed amendments to the previously approved Napa Pipe Project located within the City of Napa, including General Plan, Zoning Map, Zoning Text, Development Agreement, Tentative Subdivision Map, Development Plan, and Design Guidelines actions to modify the land use plan for the 154-acre site. The project modifications consists primarily of converting the northeastern portion of the site from light industrial use to residential use, but not increasing the total number of residential units allowed over the site which stands at up to 1,085 dwellings. The project site is located on the south-side of Kaiser Road, adjacent to and east of the Napa River; within the City of Napa's (MU-722) Mixed Use and (LI-723) Light Industrial General Plan Designations and (MP-NP-ILAC, MP-NP-IPB:AC, MP-NP-IPB-W:AC & MP-NP-MUR-W:AC) Napa Pipe Master Plan Zoning Districts (APNs: 046-400-054, -055, 046-412-006, -007), and within Napa County Airport Compatibility Zones D and E.

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

- B. KIMBAL GRIGGS GILES & THERESA BLODGETT-GILES - SOSCOL FERRY SOLAR PROJECT - AIRPORT LAND USE CONSISTENCY DETERMINATION #P19-00471-ALUC

Request: Airport Land Use Compatibility Plan Consistency Determination for a County of Napa request to construct a commercial renewable energy facility on approximately 15 acres of an approximately 22.4-acre parcel located within the Napa Valley Business Park Specific Plan, that will consists of two arrays that will generate a total of approximately 2 megawatts (MW) of solar energy for interconnection to PG&E's preexisting electrical distribution system. The 22.4 acre property is located

on the south side of Soscol Ferry Road approximately ¼ mile west of its intersection with State Routes 29, 12, 221 within Napa County Airport Compatibility Zones C and D (Assessor's Parcel Number 057-170-001).

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

Staff Contact: John McDowell, (707) 299-1354, john.mcdowell@countyofnapa.org

9. ADMINISTRATIVE ITEMS - None

10. STAFF COMMENTS AND REPORTS

11. COMMISSIONER COMMENTS

12. ADJOURN TO THE NAPA COUNTY PLANNING COMMISSION MEETING