

# SPECIAL MEETING AGENDA



A Tradition of Stewardship  
A Commitment to Service

## NAPA COUNTY AIRPORT LAND USE COMMISSION

### Wednesday, May 20, 2020

#### 11:00 AM

#### COMMISSION MEMBERS

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<i>VICE-CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>COMMISSIONER</i>
<i>Andrew Mazotti District # 4</i>	<i>Anne Cottrell District # 3</i>	<i>Dave Whitmer District # 2</i>	<i>Joelle Gallagher District # 1</i>	<i>Megan Dameron 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>	

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#### IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

Napa County ALUC meetings will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended.

To participate in the Napa County ALUC meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Airport Land Use Commission will continue to meet pursuant to the adopted 2020 calendar <https://www.countyofnapa.org/DocumentCenter/View/15733/2020-PC-MEETING-SCHEDULE>.

The Napa County Airport Land Use Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Commission meetings in one of the following ways:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.

- 1. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- 1. Via Granicus by [http://napa.granicus.com/ViewPublisher.php?view\\_id=21](http://napa.granicus.com/ViewPublisher.php?view_id=21)

You may submit public comment for any item that appears on the agenda or general public comment for any item or issue that does not appear on the agenda, as follows:

1. Via email - send your comment to the following email address: [PC@countyofnapa.org](mailto:PC@countyofnapa.org)  
Please provide your name and indicate the agenda item upon which you are commenting. Email messages received after 9:00 A.M. may be read into the record following public comment provided in person or via telephone as directed by the Commission Chair.
2. Via telephone - please call the ALUC Public Comment Line at 707-299-1776.

Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to [planningcommissionclerk@countyofnapa.org](mailto:planningcommissionclerk@countyofnapa.org).

## APPEAL PROCEDURE

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 305 in Napa. If you have any question concerning the appeals procedure, please call (707) 253-4580 and request assistance.

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, 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](http://www.countyofnapa.org)

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

The Clerk of the Commission request approval of Minutes for the meetings held on:  
November 20, 2019 (Commissioner Hansen was excused)  
December 18, 2019 (All Commissioners present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

8. PUBLIC HEARING ITEMS

- A. RICHARD BRUNO - GREENWOOD MANSION/VINUM CELLARS PROJECT - AIRPORT LAND USE CONSISTENCY DETERMINATION #P20-00096-ALUC

**Request:** Airport Land Use Compatibility Consistency Determination for the proposed Greenwood Mansion/Vinum Cellars Specific Plan Amendment which would allow for the development of a café, tasting room, and office space within the existing Greenwood Mansion as well as an outdoor seating area located at 499 Devlin Road (APN 057-200-028). The project also includes the construction of a 680 sq. ft. carriage house for wine production. The parcel lies within the Napa County Airport Influence Area, subject to aviation criteria set forth within the Napa County Airport Land Use Compatibility Plan, Compatibility Zone D.

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

**Staff Contact:** Joan E. Gargiulo, (707) 299-1361, [joan.gargiulo@countyofnapa.org](mailto:joan.gargiulo@countyofnapa.org)

**Applicant:** Richard Bruno, Vinum Cellars, (415) 260-6648, [richard@vinumcellars.com](mailto:richard@vinumcellars.com)

**Applicant Representative:** Diane G. Kindermann, Abbott & Kindermann, Inc. Attorneys at Law, (916) 456-9595

**9. ADMINISTRATIVE ITEMS**

**A. ELECTION OF 2020 AIRPORT LAND USE COMMISSION OFFICERS**

**Staff Recommendation:** That the Commission elect a Chairperson and Vice-Chairperson for 2020/2021.

**Staff Contact:** Joan E. Gargiulo 299-1361 or [joan.gargiulo@countyofnapa.org](mailto:joan.gargiulo@countyofnapa.org)

**10. STAFF COMMENTS AND REPORTS**

**11. COMMISSIONER COMMENTS**

**12. ADJOURN TO THE NAPA COUNTY PLANNING COMMISSION MEETING**