

# SPECIAL MEETING AGENDA



A Tradition of Stewardship  
A Commitment to Service

## NAPA COUNTY AIRPORT LAND USE COMMISSION

Wednesday, August 18, 2021  
9:00 AM

### COMMISSION MEMBERS

<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>	

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY AIRPORT LAND USE COMMISSION:  
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/20131>.

In-person attendance the Airport Land Use Commission meetings are limited.

**IN-PERSON ATTENDEES MUST WEAR A FACE MASK COVERING THE NOSE AND MOUTH INSIDE THE BOARD CHAMBERS AT ALL TIMES.**

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.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- | 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. Emails received will not be read aloud but will still become part of the public record.
2. Online
  1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645> . Make sure the browser is up-to-date.
  2. Enter an email address and following naming convention;  
Item #, First Name Last Name Ex: 8A John Smith
  3. When the Chair calls for the item on which you wish to speak, click "raise hand." Mute all other audio before speaking to avoid feedback.
  4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.
3. By Phone
  1. Call the Zoom phone number and enter the webinar ID: 1-699-900-6833 Enter Meeting ID 991 4190 6645
  2. When the Chair calls for the item on which you wish to speak, press \*9 to raise a hand. \*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\*
  3. When called, please state the item in which you are calling for followed by your name.
  4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

If you are unable to utilize the above methods, please call the Planning Commission 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-08-21. 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 Airport Land Use 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 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 Airport Land Use 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 meeting held on: June 23, 2021 (Commissioner Mazotti was excused).

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****8. PUBLIC HEARING ITEMS -None.****9. ADMINISTRATIVE ITEMS****A. OAT HILL RESIDENTIAL PROJECT / CITY OF AMERICAN CANYON / RH HESS DEVELOPMENT COMPANY - RESPONSE TO NOTICE OF INTENT TO OVERRULE #P21-00056-ALUC**

**Request:** Discussion and possible action to send a response to a City of American Canyon's Notice of Intent to Overrule the Airport Land Use Commission's June 23, 2021, determination that the proposed Oat Hill Residential Project to construct a 291 dwelling unit condominium project, including a General Plan Amendment and Rezoning, on two parcels totaling approximately 20.8 acres, is inconsistent with the Napa County Airport Land Use Compatibility Plan. The property is located on the land feature commonly known as Oat Hill, which is located within the City of American Canyon on Hess Drive approximately 0.25 miles west of the intersection of State Routes 29 and Napa Junction Road within Napa County Airport Compatibility Zones D and E (Assessor's Parcel Numbers 058-380-008, and 058-320-001).

**Staff Recommendation:** Review draft letter to be provided prior to the meeting, and direct staff to send the letter to City of American Canyon.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**10. STAFF COMMENTS AND REPORTS****11. COMMISSIONER COMMENTS****12. ADJOURN TO THE REGULAR SCHEDULED NAPA COUNTY PLANNING COMMISSION MEETING**