

MINUTES OF THE  
NAPA COUNTY AIRPORT LAND USE COMMISSION  
December 18, 2019

**Summary of the Proceedings**

1. CALL TO ORDER / ROLL CALL

**Commissioners Present: Andrew Mazotti, Charles Koch, Anne Cottrell, Joelle Gallagher, Jeri Hansen, Norm Brod, and Dave Whitmer.**

2. PLEDGE OF ALLEGIANCE

**None.**

3. CITIZEN COMMENTS AND RECOMMENDATIONS

**None.**

4. APPROVAL OF MINUTES

December 4, 2019 Special Meeting (All Commissioners were present.)

**DW-CK-AC-JH-NB-AM-JG**

5. AGENDA REVIEW

**John McDowell gave the review.**

6. DISCLOSURES

**None.**

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

**None.**

8. PUBLIC HEARING ITEMS

**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.
- A.



**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

**Commissioners voted to find the revised Napa Pipe Project (#P19-00468) consistent with the Napa County Airport Land Use Compatibility Plan as amended.  
DW-NB-JH-JG-AC-AM-CK**

**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.

- B. 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

**Commissioners voted to find the Soscol Ferry Solar Project (# P19-00471) consistent with the Napa County Airport Land Use Compatibility Plan.  
DW-NB-JH-JG-AC-AM-CK**

9. ADMINISTRATIVE ITEMS

**None.**

10. STAFF COMMENTS AND REPORTS

- **John McDowell commented that staff is deciding if they will hold a special ALUC meeting on January 15, 2020 and cancel the first regular scheduled ALUC meeting on February 5, 2020.**

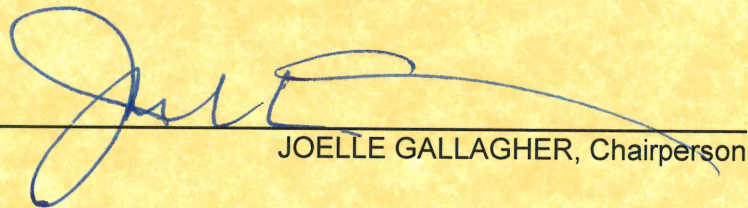
11. COMMISSIONER COMMENTS

**None.**



12. ADJOURNMENT

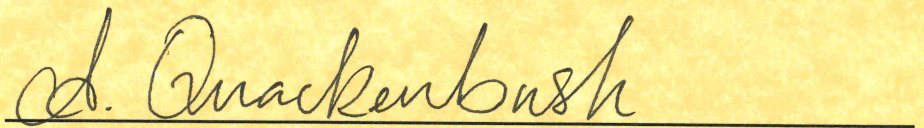
**Meeting was adjourned to February 5, 2019 Regular Meeting.**



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JOELLE GALLAGHER, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director



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ALEXANDRIA QUACKENBUSH, Acting Clerk of the Commission

Key

Vote: DW = Dave Whitmer; JH = Jeri Hansen; JMG = Joelle Gallagher;  
AM = Andrew Mazotti; AC = Anne Cottrell; NB = Norm Brod; KB = Kirsten Bartok  
The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused