

MINUTES OF THE  
NAPA COUNTY AIRPORT LAND USE COMMISSION  
June 23, 2021

**Summary of the Proceedings**

1. CALL TO ORDER / ROLL CALL

**Commissioners Present: Charles Koch, Anne Cottrell, Joelle Gallagher, Megan Dameron, Norm Brod, Dave Whitmer.**

**Commissioners excused: Andrew Mazotti**

2. PLEDGE OF ALLEGIANCE

**Chair Whitmer led the salute to the flag.**

3. CITIZEN COMMENTS AND RECOMMENDATIONS

**None.**

4. APPROVAL OF MINUTES

May 20, 2020 (All Commissioners were present.)

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

**X**

5. AGENDA REVIEW

**John McDowell gave the review.**

**A. ELECTION OF 2021/2022 AIRPORT LAND USE COMMISSION OFFICERS**

**Staff Recommendation:** That the Commission elect a Chairperson and Vice-Chairperson for 2021/2022.

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

**Commissioners voted to elect Charles Koch as Chairperson, and Megan Dameron as Vice-Chairperson for the 2021/2022 calendar year. Immediately following the election, Commissioner Koch assumed the role of Chair.**

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

**X**

6. DISCLOSURES

**Commissioner Brod and Commissioner Dameron gave disclosures.**

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

**None.**

8. PUBLIC HEARING ITEMS

**A. OAT HILL RESIDENTIAL PROJECT / CITY OF AMERICAN CANYON / RH HESS  
DEVELOPMENT COMPANY - AIRPORT LAND USE CONSISTENCY DETERMINATION #P21-**

**00056-ALUC**

**Request:** Airport Land Use Compatibility Plan Consistency Determination for the City of American Canyon regarding a proposal from RH Hess Development Company to construct a 291 dwelling unit condominium project, including a General Plan Amendment and Rezoning, on two parcels totaling approximately 20.8 acres. Parcel A includes 206 dwelling units on 13.6 acres. Parcel B includes 85 dwelling units on 7.2 acres. 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:** Find the project inconsistent with the Airport Land Use Compatibility Plan, and provide direction to City of American on actions to achieve consistency.

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

**Applicant Representative:** William He, City of American Canyon, (707) 647-4360 or [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

**That the Airport Land Use Commission find the Oat Hill Residential Project (P21-00056-ALUC) inconsistent with the Napa County Airport Land Use Compatibility Plan, and direct ALUC Staff to provide comments to the City of American Canyon on actions to achieve consistency.**

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

**X**

**B. TELECOMMUNICATION FACILITIES IN PUBLIC RIGHT OF WAY ORDINANCE / COUNTY OF NAPA - AIRPORT LAND USE CONSISTENCY DETERMINATION #P21-00132-ALUC**

**Request:** Airport Land Use Compatibility Plan Consistency Determination for the County of Napa's proposed Telecommunication Facilities within Public Rights-of-Way Ordinance, which would establish regulations and approval processes for the placement of telecommunication facilities along County maintained roads. The ordinance implements requirements of the Federal Communications Commission (FCC) which mandate that 'small cell' wireless facilities be permitted within public rights-of-way. The proposed ordinance is subject to Airport Land Use Commission review because it will enable telecommunication facilities along public roads throughout Napa County including within the Airport Influence Areas of Napa County Airport and Angwin Airport, Parrett Field. The proposed ordinance includes standards limiting uses within airport safety zones.

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

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

**Applicant Representative:** Steve Lederer, Public Works Director, (707) 259-8228 or [steve.lederer@countyofnapa.org](mailto:steve.lederer@countyofnapa.org)

**That the Airport Land Use Commission finds the proposed Telecommunications Facilities in Public Right of Way Ordinance (#P21-00132-ALUC) consistent with the Napa County Airport Land Use Compatibility Plan.**

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

**X**

**9. ADMINISTRATIVE ITEMS**

**A. ADOPTION OF 2021/2022 ALUC REGULAR MEETING CALENDAR**

**Request:** Adopt schedule of regular meetings for 2021/2022.

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

**Commissioners voted to adopt the schedule of regular meetings for calendar year 2021/2022.**

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

**X X**

**10. STAFF COMMENTS AND REPORTS**

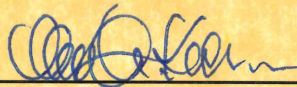
- **John McDowell continues to participate in the Airport Advisory Commission meetings which are held every other month, by zoom. Negotiations are taking place between the Board of Supervisors and the potential Fix Based Operators.**

**11. COMMISSIONER COMMENTS**

- **Commissioner Cottrell requested a follow up on when the next update of a handbook would occur and to make sure the Commission can encourage ongoing dialogue with the City of American Canyon and get an understanding about where the Cal Trans direction is going in terms of compatibility.**
- **Commissioner Whitmer expressed his appreciation for the Aviation Experts dedication to the Commission and congratulated Commissioner Koch on being elected as Chairperson.**

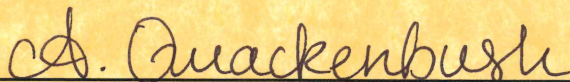
**12. ADJOURNMENT**

**Meeting adjourned to the Napa County Planning Commission Regular Meeting.**



CHARLES KOCH, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director



ALEXANDRIA QUACKENBUSH, Acting Clerk of the Commission

Key

Vote: DW = Dave Whitmer; CK = Charles Koch; JMG = Joelle Gallagher;

AM = Andrew Mazotti; AC = Anne Cottrell; NB = Norm Brod; MD = Megan Dameron

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