

MINUTES OF THE
NAPA COUNTY AIRPORT LAND USE COMMISSION
August 18, 2021

Summary of the Proceedings

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

John McDowell led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

June 23, 2021 (Commissioner Mazotti was excused.)

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

X A

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

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 at 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

**Commissioners directed staff to send the response letter to the City of American Canyon.
No vote required.**

10. STAFF COMMENTS AND REPORTS

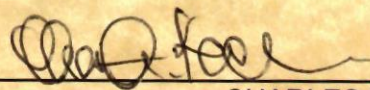
- **John McDowell reported presently there are no formal items pending for the Airport Land Use Commission.**
- **It is anticipated at least one project from County of Napa will come before the Commission which will be the Small Winery Ordinance that Director Morrison is working on.**
- **The Airport Land Use Commission is anticipated to have one more meeting before the end of year.**

11. COMMISSIONER COMMENTS

None.


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