

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

SPECIAL MEETING

Wednesday, July 1, 2026

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Airport Land Use Commission

District 1, Kara Brunzell
District 2, Walter Brooks (Vice-Chair)
District 3, Molly Moran Williams
District 4, Pete Richmond
District 5, Megan Dameron (Chair)
Aviation Expertise, Todd Walker
Aviation Expertise, Milton Gaines

Dana Morrison, ALUC Executive Officer
Wendy Atkins, ALUC Staff Liaison
Mckayla McMahon, County Counsel
Angie Ramirez Vega, Meeting Clerk
Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Airport Land Use Commission Meetings

The Napa County Airport Land Use Commission will continue to meet quarterly starting with the first Wednesday in February and also as needed.

The Napa County Airport Land Use Commission meets at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Airport Land Use Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Airport Land Use Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

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. Remote Zoom Participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Airport Land Use Commission reserves the right to conduct the meeting without remote access:

Please watch or listen to the Airport Land Use Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third St, Third Floor
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Airport Land Use Commission.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.
3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. The clerk will give you permission to speak when it is your turn. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS AND RECOMMENDATIONS (10 Minutes)**

The Commission invites public 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 MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: April 15, 2026 (Commissioners Kara Brunzell and Molly Moran Williams were excused)

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS**

- A. CITY OF NAPA ANNEXATION / PRE-ZONING OF BIOMASS GASIFICATION FACILITY - AIRPORT LAND USE CONSISTENCY DETERMINATION (P25-00305). The Project is located south of 820 Levitin Way, Napa (APN: 057-090-087) and 600 Tower Road, Napa (APN 057-110-025). The properties are located on the southwest corner of the intersection of Tower Road and Devlin Road and to the north of the terminus of Tower Road, in Napa County, Airport Compatibility Zones B1 and B2. [26-328](#)

Staff Recommendation: Approve the Special Conditions Exception request and find the project consistent with the Airport Land Use Compatibility Plan (ALUCP) subject to the recommended Conditions of Approval.

Staff Contact: Wendy Atkins; wendy.atkins@countyofnapa.org

Applicant: City of Napa (Chris Jones); (707) 257-9460; chrisjones@cityofnapa.org

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval](#)
[Attachment C ALUC Application for Land Use Action](#)
[Attachment D Graphics](#)
[Attachment E Public Comments](#)

8. ADMINISTRATIVE ITEMS

9.. STAFF AND COMMISSIONER COMMENTS AND REPORT

10. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 6/18/26 BY 3:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)
 Angie Ramirez Vega, Clerk of the Commission