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## Napa County ALUC Application

ALUC Consistency Determination for the Hess Collection – Laird  
General Plan Amendment & Rezoning P24-00234-ALC  
ALUC Hearing Date (October 2, 2024)

# JOHNSON AVIATION

CONSULTING

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September 6, 2024

Dana Morrison  
ALUC Executive Officer  
Napa County  
1195 Third Street, Suite 210  
Napa, CA 94559  
[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

**Subject: Napa County ALUC Application – Hess Collection-Laird General Plan Amendment and Rezone Project**

Dear Ms. Morrison:

The purpose of this letter is to submit an Application for a Consistency Determination by the Napa County Airport Land Use Commission (ALUC) on the **Hess Collection-Laird General Plan Amendment and Rezone Project** (“Project”). The Applicant is Timothy Persson of the Hess Persson Estates, 4411 Redwood Road, Napa, CA 94558. The property owner is Hess Collection Winery, Attn: Timothy Persson, 4411 Redwood Road, Napa, CA 94558 and Laird, Kenneth E. & Gail Tr, 5055 Solano Avenue, Napa, CA 94558. The Project site address is **5750 South Kelly Road** and is comprised of Assessor Parcel Numbers (APNs) **057-090-065 (Hess Collection)** and **057-090-066 (Laird)**. A brief Project Description is provided below for additional information. A list of documents included with this submittal is also provided.

**Project Description – Hess Collection-Laird General Plan Amendment and Rezone**

In 2021, the Applicant filed request with Napa County for a General Plan Amendment and Rezone on approximately 281 acres of land east of Highway 29 in unincorporated Napa County, APNs 057-090-065 and 057-090-066. The Board of Supervisors authorized the County’s Planning Department to process the request on June 22, 2021. The original application sought to redesignate the site from Agriculture, Watershed & Open Space (AWOS) to Industrial and to rezone the site to from Agricultural Watershed to General Industrial, consistent with General Plan Policy AG/LU-40. However, following further discussions with the County’s Planning Department, the Applicant adjusted its request, instead requesting the County redesignate the site to Industrial and rezone the site to Industrial Park.

Consistent with this request, the County is preparing an Addendum to its 2008 General Plan Update EIR to analyze the industrial redesignation and rezone under CEQA. The Project analyzed in the Addendum consists of a General Plan Amendment and Rezone, which would redesignate the Project site to Industrial and rezone the site to Industrial Park, consistent with

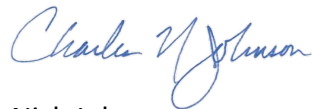
GPU Policy AG/LU-40, the 2008 General Plan Update EIR's Alternatives A and E, and the site's prior existing Industrial land use designation. The Applicant is not proposing specific development plans, but only seeking redesignation of the property for industrial uses as anticipated by the Napa County General Plan.

**List of Documents - Hess Collection-Laird General Plan Amendment and Rezone Project**

- ALUC Project Application Letter
- SUB 1 – General Plan Amendment Application
- SUB 2 – Hess Application for a Zone Change
- SUB 3 – Laird Application for a Zone Change
- SUB 4 – General Plan Amendment Map
- SUB 5 – Rezoning Map
- SUB 6 – Agency Project Notification Letter – County Planning to ALUC
- SUB 7 – Napa County General Plan Update Final EIR Addendum
- SUB 8 – Napa County General Plan Update Final EIR Addendum – Appendix A

Thank you for the opportunity to provide this ALUC Application for a Consistency Determination on the Project. If you require additional information about the Project or clarification of information included in the submitted materials, please call me.

Sincerely,



Nick Johnson  
Johnson Aviation, Inc.

Cc: Timothy Persson – Hess Persson Estates  
Steven Brock – Land Value Investment, LLC

Attachments