

# AGENDA

## NAPA COUNTY AIRPORT LAND USE COMMISSION



A Tradition of Stewardship  
A Commitment to Service

**Wednesday November 02, 2011  
9:00 AM**

### COMMISSION MEMBERS

---

<i>CHAIRPERSON</i>	<i>VICE-CHAIRPERSON</i>	<i>CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>COMMISSIONER</i>
<i>Heather Phillips District # 1</i>	<i>Michael Basayne District # 2</i>	<i>Matt Pope District # 5</i>	<i>Bob Fiddaman District # 3</i>	<i>Terry Scott District # 4</i>
<i>COMMISSIONER AVIATION EXPERTISE Gary Wooton</i>		<i>COMMISSIONER AVIATION EXPERTISE Dean Stahr</i>		
<i>COMMISSION COUNSEL Chris Apallas</i>		<i>SECRETARY-DIRECTOR Hillary Gitelman</i>	<i>COMMISSION CLERK Sarah Minahen</i>	

---

The Commission welcomes you to its meeting which is regularly scheduled the first Wednesday of February, May, August and November. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

#### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

#### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

#### DISCLOSURE – CONFLICT OF INTEREST:

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any

---

participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, AT THE time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**Agenda available on line at [www.countyofnapa.org](http://www.countyofnapa.org)**

**1. CALL TO ORDER / ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen 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 A.L.U.C. MINUTES - None.****5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****A. COUNTY OF NAPA / PROPOSED 2011 OMNIBUS ORDINANCE AMENDMENT - AIRPORT LAND USE CONSISTENCY DETERMINATION # P11-00419-ALUC**

**Request:** Airport Land Use Consistency Determination for proposed zoning ordinance text amendment concerning multiple chapters of the Napa County Zoning Ordinance, which include changes that affect land within the Airport Influence Areas of Napa County Airport and Angwin Airport Parrett Field. Proposed changes are intended as technical clarifications and most notable for airport compatibility purposes concerns a change to the AV - Airport Zoning District to clarify that separate Use Permits will not be required for projects undertaken on airport property that comply with the requirements of an adopted Airport Master Plan or Airport Layout Plan.

**Staff Recommendation:** Find the project consistent with the Napa County Airport Land Use Compatibility Plan.

**Staff Contact:** John McDowell, 299-1354 or [John.McDowell@CountyofNapa.org](mailto:John.McDowell@CountyofNapa.org)

**8. PUBLIC HEARING ITEMS****A. COUNTY OF NAPA / PROPOSED GOLF COURSE RESTAURANTS ORDINANCE - AIRPORT LAND USE CONSISTENCY DETERMINATION # P11-00418-ALUC**

**Request:** Airport Land Use Consistency Determination for a proposed County Ordinance to recognize the extent of accessory restaurant and banquet uses that may occur at two existing golf courses located in the vicinity of the Napa County Airport Industrial Area Specific Plan in southern Napa County. Existing golf courses affected by this proposed ordinance are the Eagle Vines Golf Club located at 580 South Kelly Road, Assessor's parcel numbers 057-070-018, 057-070-001, & 057-060-070; and the Chardonnay Golf Club located at 2555 Jameson Canyon Road (State Route 12), Assessor parcel numbers 057-070-019. Presently, food service and banquets are limited to persons engaged in golf or for members and their guests. The proposed ordinance would allow such activities to be open to the general public. These facilities are located within Airport Land Use Compatibility Zones D and E for the Napa County Airport.

**Staff Recommendation:** Find the project consistent with the Napa County Airport Land Use Compatibility Plan.

**Staff Contact:** John McDowell, 299-1354 or [John.McDowell@CountyofNapa.org](mailto:John.McDowell@CountyofNapa.org)

**B. COUNTY OF NAPA 1986 AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AMENDMENTS - AIRPORT LAND USE CONSISTENCY DETERMINATIONS**

**1) NAPA 34 COMMERCE CENTER / KRISTEN PIGMAN - # P11-00420-ALUC**

**2) GATEWAY COMMERCIAL CENTER / WILLIAM MASTON - # P11-00421-ALUC**

**3) TULOCAY / MADE IN NAPA VALLEY / RICHARD LONG - # P11-00422-ALUC**

**Request:** Airport Land Use Compatibility Consistency Determination for County of Napa 1986 Airport Industrial Area Specific Plan Amendments as required pursuant to the State Aeronautic Act, Public Utilities Code Chapter 4, Article 3.5, Section 21676. The County of Napa is in the process of amending its 1986 Airport Industrial Area Specific Plan to allow additional land uses on three project sites within the Napa County Airport Land Use Compatibility Plan (ALUCP) Influence Area including: **1) Napa Commerce Center - # P11-00420-ALUC** - Construction of a service station located at the southeast corner of Airport Boulevard and Devlin Road instead of commercial office space previously permitted for that location within Airport Land Use Compatibility Zone D; **2) Gateway Commercial Center- # P11-00421-ALUC** - Expansion of an existing Marriott Hotel located at the northwest corner of State Route 29 and Airport Boulevard from 100 to 160 rooms with a concurrent reduction in the amount of other commercial space allowed on the site within Airport Land Use Compatibility Zone D; and **3) Tulocay / Made in Napa Valley - # P11-00422-ALUC** - A policy text change to allow food manufacturing facilities to establish restaurants provided the meals include food products made at the facility.

**Staff Recommendation:** Find the proposed Airport Industrial Area Specific Plan Amendments consistent with the ALUCP.

**Staff Contact:** Ronald Gee, 299-1351, [ronald.gee@countyofnapa.org](mailto:ronald.gee@countyofnapa.org)

**9. ADMINISTRATIVE ITEMS**

**A. ADOPTION OF 2012 REGULAR MEETING CALENDAR**

**Staff Recommendation:** That the Airport Land Use Commission adopt its regular meeting calendar for 2011, attached.

**Staff Contact:** John McDowell, 299-1354 or [John.McDowell@CountyofNapa.org](mailto:John.McDowell@CountyofNapa.org)

**10. STAFF COMMENTS AND REPORTS**

**11. COMMISSIONER COMMENTS**

**12. ADJOURN TO CONSERVATION, DEVELOPMENT & PLANNING COMMISSION MEETING**