

# AGENDA

## NAPA COUNTY AIRPORT LAND USE COMMISSION



A Tradition of Stewardship  
A Commitment to Service

Wednesday  
February 03, 2010 9:00 AM

### COMMISSION MEMBERS

<i>VICE-CHAIRPERSON</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIRPERSON</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Gary Wooton</i>		<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Dean Stahr</i>		
<i>COMMISSION COUNSEL</i> <i>Susan McGuigan</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>	<i>COMMISSION CLERK</i> <i>Melissa Gray</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.co.napa.ca.us](http://www.co.napa.ca.us)**

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

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**

Clerk of the Commission requests approval of Minutes for the meeting held on:  
October 7, 2009 (All Commissioners present)

**5. AGENDA REVIEW****A. ELECTION OF 2010 AIRPORT LAND USE COMMISSION OFFICERS**

**Staff Recommendation:** Elect Chairperson and Vice-Chairperson for 2010 calendar year.

**Staff Contact:** John McDowell 299-1354, [jmcdowell@co.napa.ca.us](mailto:jmcdowell@co.napa.ca.us)

**6. DISCLOSURES****7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None****8. PUBLIC HEARING ITEMS****A. S.R. NAPA, LLC / STANLY RANCH VINEYARDS - ST. REGIS NAPA VALLEY RESORT GENERAL PLAN AMENDMENT, REZONING, MASTER PLAN AND TENTATIVE SUBDIVISION/CONDOMINIUM MAP - AIRPORT LAND USE CONSISTENCY DETERMINATION # P10-0003-ALUC**

**Request:** Airport Land Use Determination for a General Plan Amendment, Rezoning, Master Plan and Tentative Subdivision/Condominium Map by S.R. Napa, LLC to allow a 245-unit resort including 150 guest units, 95 vacation home units, recreation and event space, restaurants, a spa, operations and support facilities, and a 25,000 cases/year winery. The project is located on four parcels consisting of approximately 93 acres, on the southwest side of Stanly Lane, approximately 0.82 mile south of SR 12/121, at the intersection of Stanly Road and Stanly Cross Road (Assessor's Parcel Numbers: 047-230-049, -050, -051 and -052) within Napa County Airport Land Use Compatibility Zones D and E.

**Staff Recommendation:** That the Commission continue public hearing to a date uncertain.

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

**B. CITY OF AMERICAN CANYON GENERAL PLAN AND ZONING - AIRPORT LAND USE CONSISTENCY DETERMINATION #P10-00002-ALUC**

**Request:** Airport Land Use Compatibility Review and Consistency Determination for City of American

Canyon General Plan and Zoning with related development review implementation procedures as required pursuant to the State Aeronautic Act, Public Utilities Code Chapter 4, Article 3.5, Section 21676. The City of American Canyon is in the process of updating its General Plan and Zoning to comply with the current Napa County Airport Land Use Compatibility Plan (ALUCP). Upon the Airport Land Use Commission finding of consistency with airport land use compatibility criteria, and upon adoption of the General Plan Amendment and Zoning updates by the City of American Canyon, most subsequent individual development proposals within the City and within airport compatibility boundaries will no longer be subject to separate review by the Airport Land Use Commission, unless the proposal involves a general plan, specific plan or zoning ordinance amendment.

**Staff Recommendation:** That the Commission continue public hearing to a date uncertain.

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

## 9. ADMINISTRATIVE ITEMS

### A. DRAFT COMMENT LETTER / NAPA PIPE PROJECT ENVIRONMENTAL IMPACT REPORT

**Request:** Discussion and direction concerning a draft comment letter to the County of Napa in regard to the Napa Pipe Project Environmental Impact Report, which is a residential/mixed used community located on the east side of the Napa River between Kennedy Park and Napa Corporate Park, and is north of the Napa County Airport within Airport Land Use Compatibility Zones D and E.

**Staff Recommendation:** Direct either the ALUC Chair or ALUC Staff to sign and send the finalized comment letter.

**Staff Contact:** John McDowell, 299-1354 [jmcdowel@co.napa.ca.us](mailto:jmcdowel@co.napa.ca.us)

### B. ADOPTION OF 2010/2011 AIRPORT LAND USE COMMISSION MEETING CALENDAR

**Staff Recommendation:** Adopt regular meeting schedule for 2010 and beginning of 2011.

**Staff Contact:** John McDowell 299-1354, [jmcdowell@co.napa.ca.us](mailto:jmcdowell@co.napa.ca.us)

## 10. STAFF COMMENTS AND REPORTS

## 11. COMMISSIONER COMMENTS

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