

MINUTES OF THE
NAPA COUNTY AIRPORT LAND USE COMMISSION
SPECIAL MEETING
JUNE 6, 2018

Summary of the Proceedings

1. CALL TO ORDER / ROLL CALL

Commissioners Dave Whitmer, Anne Cottrell, Jeri Hansen, Terry Scott, Norm Brod and Joelle Gallagher present.

Commissioner Amy Walcker was excused.

2. PLEDGE OF ALLEGIANCE

Eve Kahn led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

December 6, 2017 Meeting (Commissioner Walcker was excused)

TS-JMG-DW-AC-JH-NB-AW

X

5. AGENDA REVIEW

A. ELECTION OF 2018 AIRPORT LAND USE COMMISSION OFFICERS

Staff Recommendation: That the Commission elect a Chairperson and Vice-Chairperson for 2018/2019.

Staff Contact: John McDowell 299-1354 or john.mcdowell@countyofnapa.org

Commissioners voted to appoint Commissioner Terry Scott as Vice Chair and Commissioner Anne Cottrell as Chair of the Airport Land use Commission.

JH-JMG-TS-AC-DW-NB-AW

X

6. DISCLOSURES

Commissioners Commented.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

8. PUBLIC HEARING ITEMS

B. PACIFIC HOSPITALITY GROUP - TRINITAS MIXED-USE PROJECT - AIRPORT LAND USE CONSISTENCY DETERMINATION #P18-00156-ALUC

Request: Airport Land Use Compatibility Plan Consistency Determination for a City of Napa Planned Development Overlay Rezoning, Conditional Use Permit and Major Design Review requests to allow a mixed-use commercial development within the City of Napa's Napa Valley Commons Corporate Park

including construction of: 1) a 4-story, 56 ft. 8 in. in height 253-room hotel totaling 155,557 sq. ft.; 2) a single-story, 38 ft. 7 in. in height winery totaling 26,214 sq. ft.; (3) a two-story, 32 ft. 7 in. in height office building totaling 29,878 sq. ft.; and 4) 441 space surface parking lot with landscaping. The project is located on three parcels totaling 11.55 acres on the north side of Napa Valley Corporate Way and immediately west of State Route 221 within Napa County Airport Compatibility Zones C, D and E. (Assessor's Parcel Numbers: 046-610-009, -019, & -020)

Staff Recommendation: That the Commission find the project consistent with the Airport Land Use Compatibility Plan.

Staff Contact: John McDowell, 299-1354, john.mcdowell@countyofnapa.org

Commissioners voted to find the Trinitas Mixed-Use project #P18-00156-ALUC consistent with the Airport Land Use Compatibility Plan.

JH-TS-JMG-AC-JH-NB-AW

X

Joelle Gallagher recused herself from the vote.

9. ADMINISTRATIVE ITEMS

A. COUNTY OF NAPA / NAPA COUNTY AIRPORT UPDATE

Request: Airport Manager review and discussion regarding ongoing airport activities and improvements.

Staff Recommendation: Information item. No action requested.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org

John McDowell introduced Greg Baer as the newly appointed Airport Manager.

Greg gave an update on airport projects, activities, and improvements.

10. STAFF COMMENTS AND REPORTS

- **John McDowell: Commented that that the Airport Advisory Commission expressed interest in the appointment of the Planning Commission Liaison to happen as soon as possible.**

11. COMMISSIONER COMMENTS

- **Terry Scott expressed interest in becoming the Planning Commission's airport liaison.**

12. ADJOURNMENT

Meeting adjourned to the Napa County Planning Commission Regular Meeting.

Anne Cottrell

ANNE COTTRELL, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director

LASHUN FULLER, Clerk of the Commission

Key

Vote: DW=Dave Whitmer; JH = Jeri Hansen; JMG = Joelle Gallagher; TS = Terry Scott; AC = Anne Cottrell; AW = Amy Walcker; NB = Norm Brod

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