

MINUTES OF THE
NAPA COUNTY AIRPORT LAND USE COMMISSION

SPECIAL MEETING
AUGUST 17, 2016

Summary of the Proceedings

1. CALL TO ORDER / ROLL CALL

Commissioners Jeri Gill, Anne Cottrell, Heather Phillips, Terry Scott, Amy Walcker, and Mike Basayne present
Commissioner Norm Brod was excused.

2. PLEDGE OF ALLEGIANCE

Charlene Gallina led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None.

5. AGENDA REVIEW

John McDowell gave the review.

6. DISCLOSURES

Commissioners Commented.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None

8. PUBLIC HEARING ITEMS -

A. WATSON RANCH SPECIFIC PLAN / CITY OF AMERICAN CANYON - AIRPORT LAND USE CONSISTENCY DETERMINATION #P16-00268-ALUC

Request: Airport Land Use Compatibility Plan Consistency Determination regarding a Specific Plan within the City of American Canyon for a 309-acre planned community development which includes civic, retail, entertainment, and visitor serving uses. The project would allow: up to 1,253 new residential units, including high-density, medium-density, and low-density units; a new elementary school for the Napa Valley Unified School District that would serve up to 600 elementary students on a 10-acre site; a 200 room hotel; a network of open space, parks, and trails, providing pedestrian and bicycle circulation connecting to adjacent neighborhoods and regional trails; and associated infrastructure improvements. The project is located approximately 1,000 ft. east of State Route 29 and immediately east of the Union Pacific/California Northern railroad tracks, south of Watson Lane and north of the current northerly terminus of Newell Drive, within Napa County Airport Compatibility Zone D and Zone E. Assessor's Parcel Numbers: 059-020-031, 059-020-039, 059-020-040, and 059-030-005; 699 South Napa Junction Road, 570 and 595 Napa Junction Road.

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

Commissioners voted to find that the proposed Watson Ranch Specific Plan (#P16-00268-ALUC) is consistent with the Napa County Airport Land Use Compatibility Plan.

AW-TS-AC-JG-HP-MB-NB

X

9. ADMINISTRATIVE ITEMS

None

10. STAFF COMMENTS AND REPORTS

Deputy Director John McDowell shared that at the August 2, 2016 BOS meeting the Airport Manager presented a proposal for tenant improvements centered around beautification and updating the facility.

11. COMMISSIONER COMMENTS

None

12. ADJOURNMENT

Meeting was adjourned to the Planning Commission meeting.



MIKE BASAYNE, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director



MELISSA FROST, Clerk of the Commission

Key

Vote: MB = Mike Basayne; JG = Jeri Gill; AC = Anne Cottrell; TS = Terry Scott; HP = Heather Phillips;

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