

NAPA COUNTY
AIRPORT LAND USE COMMISSION

SPECIAL MEETING

MINUTES

NOVEMBER 2, 2011

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Matt Pope
Commissioners Basayne, Pope, Stahr, Wooton, Fiddaman, Scott and Phillips present.

2. PLEDGE OF ALLEGIANCE

Commissioner Wooton led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None.

5. AGENDA REVIEW

John McDowell gave the report.

6. DISCLOSURES

Commissioners reported.

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.

The commission voted to find the 2011 Omnibus Ordinance (P11-00419-ALUC) consistent with the Napa County Airport Land Use Compatibility Plan.

MB-TS-GW-BF-DS-HP-MP

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.

The commission voted to find the Golf Course Restaurant Ordinance (P11-00418-ALUC) consistent with the Napa County Airport Land Use Compatibility Plan.

MB-TS-GW-DS-BF-HP-MP

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 - # P11-00421-ALUC - A policy text change to allow food manufacturing facilities to establish restaurants provided the meals include food products made at the facility.

The commission voted to find the following consistent with the Napa County Airport Land Use Compatibility Plan:

1) Napa 34 Commerce Center Amendment P11-00420-ALUC;

2) Gateway Commercial Center P11-00421-ALUC;

3) Tulocay/Made in Napa Valley P11-00423-ALUC.

MB-TS-GW-DS-BF-HP-MP

9. ADMINISTRATIVE ITEMS

A. ADOPTION OF 2012 REGULAR MEETING CALENDAR

The Commission voted to adopt the 2012 Regular Meeting Calendar.

10. STAFF COMMENTS AND REPORTS

John McDowell reported.

11. COMMISSIONER COMMENTS

Commissioners reported.

12. ADJOURN TO CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MEETING



MATT POPE, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director



MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne; MP=Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;
DS = Dean Stahr; GW = Gary Wooton

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

