

NAPA COUNTY
AIRPORT LAND USE COMMISSION
MINUTES

FEBRUARY 3, 2010

1. **CALL TO ORDER / ROLL CALL**
Meeting was called to order by Chair Fiddaman
Commissioners Scott, Basayne, Pope, Phillips, Stahr, Wooton and Fiddaman present.
2. **PLEDGE OF ALLEGIANCE**
Susan McGuigan led the salute to the flag.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**
None.
4. **APPROVAL OF MINUTES**
Minutes for October 7, 2009 were approved as presented.
TS-MB-DS-GW-HP-BF
MP
X
5. **AGENDA REVIEW**
 - A. **ELECTION OF 2010 AIRPORT LAND USE COMMISSION OFFICERS**
Staff Recommendation: Elect Chairperson and Vice-Chairperson for 2010 calendar year.
Commission voted to elect Heather Phillips as Chair for the 2010 calendar year.
TS-MB-DS-GW-BF-MP-HP

Commission voted to elect Matt Pope as Vice Chair for the 2010 calendar year.
TS-MB-DS-GW-BF-HP-MP

*New Officers assumed their seats immediately.
6. **DISCLOSURES**
Commissioners reported.
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 the public hearing to the Special Meeting of March 3, 2010.

Commission voted to continue the item to the March 3, 2010 Special Meeting.

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

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 the public hearing to a date uncertain.

Commission voted to continue the item to a date uncertain.

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

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.

Commission directed ALUC staff to sign and send the comment letter.

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

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

Commission voted to adopt the 2010 meeting calendar.
TS-MB-GW-DS-MP-BF-HP


10. STAFF COMMENTS AND REPORTS

John McDowell introduced Susan McGuigan as new County Counsel for the ALUC
Ron Gee announced that a new draft of the California Aeronautics Handbook will be available in July of 2010 with a final document available January 2011.

11. COMMISSIONER COMMENTS

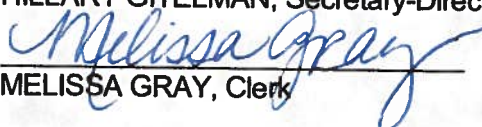
Commissioner Gary Wooton expressed concerns about wetland areas to the south of the Airport property.

12. ADJOURN TO CONSERVATION, DEVELOPMENT & PLANNING COMMISSION MEETING



HEATHER PHILLIPS, 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