

NAPA COUNTY
AIRPORT LAND USE COMMISSION

SPECIAL MEETING
MINUTES

MARCH 3, 2010

1. **CALL TO ORDER / ROLL CALL**
Meeting was called to order by Chair Phillips
Commissioners Scott, Basayne, Pope, Stahr, Wooton, Fiddaman and Phillips present.
2. **PLEDGE OF ALLEGIANCE**
John McDowell led the salute to the flag.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**
None.
4. **APPROVAL OF MINUTES**
None.
5. **AGENDA REVIEW**
John McDowell gave the review.
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 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 find the project inconsistent with the Airport Land Use Compatibility Plan (ALUCP) and provide direction to the City of Napa on measures that would be necessary to achieve consistency.

CONTINUED FROM THE FEBRUARY 3, 2010 REGULAR ALUC MEETING
Commissioners voted to find the project inconsistent with the Airport Land Use Compatibility Plan (ALUCP) and provide direction to the City of Napa on measures that would be necessary to achieve consistency.
BF-DS-GW-MP-HP

TS-MB
N N

Motion passes 5-2

9 ADMINISTRATIVE ITEMS

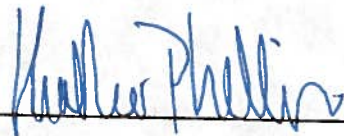
None.

10. STAFF COMMENTS AND REPORTS

None.

11. COMMISSIONER COMMENTS

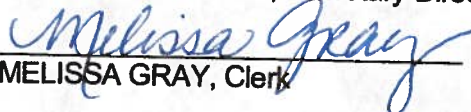
12. ADJOURN TO CONSERVATION, DEVELOPMENT & PLANNING COMMISSION MEETING



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