

**NAPA COUNTY**  
**AIRPORT LAND USE COMMISSION**

**SPECIAL MEETING**  
**MINUTES**

**MARCH 7, 2012**

**1. CALL TO ORDER / ROLL CALL**

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

**2. PLEDGE OF ALLEGIANCE**

Dean Stahr led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

November 3, 2011 minutes were approved as corrected.  
MB-TS-DS-GW-HP-BF-MP

**5. AGENDA REVIEW**

**A. ELECTION OF 2012 AIRPORT LAND USE COMMISSION OFFICERS**

**Staff Recommendation:** That the Commission elect a Chairperson and Vice-Chairperson for the 2012 calendar year.

Commissioners voted to elect Mike Basayne as Chair and Terry Scott as Vice Chair for the 2012 calendar year.  
HP-BF-DS-GW-MB-TS-MP

**6. DISCLOSURES**

Commissioners reported.

**7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

**A. 2012 OMNIBUS ZONING CODE UPDATE ORDINANCE, NAPA COUNTY-INITIATED ZONING CODE TEXT AMENDMENT - AIRPORT LAND USE CONSISTENCY DETERMINATION # P12-00037-ALUC**

**Request:** Airport Land Use Compatibility Plan Consistency Determination for the Napa County 2012 Omnibus Zoning Code Update Ordinance as required pursuant to the State Aeronautics Act, Public Utilities Code Chapter 4, Article 3.5, Section 21676. The affected zoning districts and properties are located in the Napa County Airport Industrial Area in Napa County Airport Compatibility Zone B -Inner Approach/Departure Zone, Zone C - Extended Approach/Departure Zone, Zone D – Common Traffic Pattern and Zone E - Other Airport Environs. Parrett Field in Angwin is only affected by Zone D.

**Staff Recommendation:** That the Commission find the proposed Napa County Omnibus Zoning Code updates to zoning districts within Airport Influence Areas consistent with the Airport Land Use Compatibility Plan.

Commissioners voted that the proposed Napa County 2012 Omnibus Zoning Code Update Ordinance (# P12-00037-ALUC) is consistent with the Napa County Airport Land Use Compatibility Plan (ALUCP).

8. PUBLIC HEARING ITEMS

**A. NAPA PIPE GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT /NAPA REDEVELOPMENT PARTNERS - AIRPORT LAND USE CONSISTENCY DETERMINATION # P12-00038-ALUC**

**Request:** Airport Land Use Consistency Determination for the proposed Napa Pipe General Plan Amendment and Zoning Ordinance Amendment including the following: 1) 2,050 dwelling units; 2) 150-unit continuing care retirement center for seniors; 3) 40,000 sq. ft. of neighborhood serving retail uses; 4) 190,000 sq. ft. of business park uses; 5) a 150-room hotel; 6) 34 acres of publicly accessible parks and open space; and 7) privately-maintained roads, infrastructure and community facilities. The 154-acre project site is located approximately 1/4-mile west of State Highway 121 and 1/4-mile north of State Highway 29, within Airport Land Use Compatibility Zones D and E for the Napa County Airport (Assessor's Parcel Numbers 046-400-030 & 046-412-005). 1025 Kaiser Road, Napa.

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

**Commission voted that the Airport Land Use Commission find the Napa Pipe General Plan Amendment and Zoning Ordinance Amendments (P12-00038-ALUC) consistent with the Napa County Airport Land Use Compatibility Plan.**

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

9. STAFF COMMENTS AND REPORTS

Ron Gee reported;

- International Air Service Company, the training school for Japan Airlines moved their operation to the Redding airport after JL filed for bankruptcy.
- Pre application submitted for *Save American Canyon* – Denova homes in conjunction with Hess construction to construct 189 apartment units on Oak Hill
- Joint meeting with the Airport Land Use Commission and the Board of Supervisors scheduled for March 13, 2012.

10. COMMISSIONER COMMENTS

None

11. ADJOURN TO CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MEETING

  
MIKE BASAYNE, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

  
SARAH MINAHEN, acting 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