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Agenda Date: 2/3/2010

Agenda Placement: 8A

Airport Land Use Commission Board Agenda Letter

TO: Airport Land Use Commission

FROM: Melissa Gray for Gitelman, Hillary - Director
Conservation, Development & Planning

REPORT BY: RONALD GEE, PLANNER III - 707.253.4417

SUBJECT: St. Regis Napa Valley Resort Airport Compatibility Determination # P10-0003-ALUC

RECOMMENDATION

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 public hearing to a date uncertain.

Staff Contact: John McDowell, 299-1354, john.mcdowell@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

1. That the Airport Land Use Commission (ALUC) continue public hearing to a date uncertain.

Discussion:

On January 27, 2010, the applicant requested public hearing be continued from February 3, 2010 to February 17,

2010. This additional time would allow continued discussion with ALUC staff to address concerns outlined in Draft Environmental Impact Report comments submitted by the ALUC on October 9, 2009.

The applicant has waived its right to the statutory requirement for ALUC Consistency Determination within 60 days of application (March 8, 2010) as required by California Public Utilities Code, Section 21670 (d); and has asked that the ALUC make a decision within 30 days of the date of its January 27, 2009 letter. A further clarification, submitted orally but with a written memo to follow, extends the waiver for an additional 30 days from the date of application for a total of 90 days, to April 7, 2010.

Scheduling the next hearing date is problematical since the ALUC normally meets on a quarterly basis unless a Special Meeting is requested. In this case, the next scheduled ALUC meeting is on May 5, 2010. In addition, Commission members with "aviation expertise" will also need to be available to attend the Special Meeting, which requires separate hearing notice. A review of potential hearing dates, based upon Commissioner availability, will take place on February 3, 2010.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

A . Continuance Request

Airport Land Use Commission: Approve

Reviewed By: Melissa Gray