



A Tradition of Stewardship  
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Agenda Date: 5/5/2010

Agenda Placement: 9A

## Airport Land Use Commission Board Agenda Letter

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**TO:** Airport Land Use Commission  
**FROM:** Melissa Gray for Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** RONALD GEE, PLANNER III - 707.253.4417  
**SUBJECT:** Angwin Airport Feasibility Study Overview

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### **RECOMMENDATION**

#### **ANGWIN AIRPORT FEASIBILITY STUDY OVERVIEW**

**Request:** Information item concerning status of a study prepared by the County the Napa evaluating the feasibility and alternatives for possible County-acquisition of Angwin Airport, Parrett Field which is located on the northeastern portion of the Pacific Union College Campus approximately 2,000 feet east of the intersection of Howell Mountain Road and College Avenue, Angwin.

**Staff Recommendation:** No action. This is an information item.

**Staff Contact:** Ronald Gee, 299-1351, [ronald.gee@countyofnapa.org](mailto:ronald.gee@countyofnapa.org)

### **EXECUTIVE SUMMARY**

On March 2, 2010, the Napa County Board of Supervisors accepted as complete a study prepared by County Airport Staff and their consultant, Coffman Associates, that evaluated the feasibility of the County acquiring and operating Angwin Airport, Parrett Field. Parrett Field is one of two general aviation airports in Napa County, and is currently privately owned and operated by Pacific Union College. It is the only publicly accessible airport in the northern portion of the County. In addition to looking at feasibility of the County operating the airport, the study addresses Federal Aviation Administration requirements to consider alternative sites.

ALUC familiarity with this study is important for two reasons. First, in the event that the County moves forward to acquire the site, the airport will need to be improved to current General Aviation standards resulting in the County having to adopt a revised Airport Layout Plan (ALP). Revisions to an ALP or adoption of an Airport Master Plan will be subject to review by the ALUC and it is likely that the Airport Land Use Compatibility Plan (ALUCP) and the airport's Airport Influence Area (AIA) will need concurrent amendment. For example, if a revised ALP results in a

doubling of forecasted operations and an extension of the runway, then the compatibility zones and land use limitations within those zones would likely need to be expanded accordingly. Second, the County is continuing to process the Angwin Ecovillage project, a mixed-use residential and commercial development project located within the boundaries of the current Angwin AIA. This project is likely to come before ALUC for formal review later this year, or possibly early next year. The ALUC will need to know if airport expansion falls within the scope of the Angwin Ecovillage project.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

The Airport Director's March 2, 2010 staff report to the County Board of Supervisors is attached. Bound copies of the feasibility study have been provided to Commissioners, and are available for public download at:

[http://www.angwin.airportstudy.com/section\\_index/](http://www.angwin.airportstudy.com/section_index/)

**SUPPORTING DOCUMENTS**

A . Airport Director's March 2010 Report to Board of Supervisors

Airport Land Use Commission: Approve

Reviewed By: Melissa Gray