

# SPECIAL MEETING AGENDA

## NAPA COUNTY AIRPORT LAND USE COMMISSION



A Tradition of Stewardship  
A Commitment to Service

Wednesday, September 06, 2017

**9:00 AM**

### COMMISSION MEMBERS

---

<i>COMMISSIONER</i>	<i>CHAIRPERSON</i>	<i>COMMISSIONER</i>	<i>COMMISSIONER</i>	<i>VICE-CHAIRPERSON</i>
<i>Joelle Gallagher District # 1</i>	<i>Michael Basayne District # 2</i>	<i>Anne Cottrell District #3</i>	<i>Terry Scott District # 4</i>	<i>Jeri Gill District # 5</i>
<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Amy Walcker</i>		<i>COMMISSIONER AVIATION EXPERTISE</i> <i>Norman Brod</i>		
<i>COMMISSION COUNSEL</i> <i>Thomas Capriola</i>	<i>SECRETARY-DIRECTOR</i> <i>David Morrison - Director</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>	

---

The Commission welcomes you to its meeting which is regularly scheduled the first Wednesday of February, May, August and November. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

#### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

#### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

#### DISCLOSURE – CONFLICT OF INTEREST:

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from

participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, AT THE time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**Agenda available on line at [www.countyofnapa.org](http://www.countyofnapa.org)**

1. CALL TO ORDER / ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Airport Land Use Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF A.L.U.C. MINUTES

Clerk of the Commission requests approval of Minutes for the meeting held on: August 02, 2017 (Commissioners Brod and Cottrell were excused)

5. AGENDA REVIEW

6. DISCLOSURES

7. ADMINISTRATIVE ITEMS - None

8. PUBLIC HEARING ITEMS

A. AMALIA PALMAZ LIVING TRUST - COUNTY OF NAPA / PALMAZ PERSONAL USE HELIPORT, AIRPORT LAND USE CONSISTENCY DETERMINATION #P17-00037-ALUC

**CEQA Status:** The ALUC's Consistency Determination does not meet the definition of a "project" as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and, therefore, CEQA is not applicable. The ALUC is only making a finding of consistency with airport compatibility regulations and is not responsible for approving or undertaking the project. The County of Napa is the Lead Agency responsible for carrying out the project and has prepared an Environmental Impact Report (EIR).


**Request:** Airport Land Use Compatibility Plan Consistency Determination regarding County of Napa Use Permit (P14-00261-UP) to allow construction and operation of a personal-use heliport on one of the following two projects sites: 1) Proposed Project (Project) site is located on approximately 0.5 acres of a 220.4-acre parcel located at 4031 Hagen Road, east of the intersection of Hagen Road and Olive Hill Lane (Assessor's Parcel No. 033-110-080); or alternatively, 2) Mt. George Alternative site is located on approximately 0.5 acres of a 46-acre parcel (Assessor's Parcel No. 033-110-079) located approximately 1.5 miles south of Monticello Road (State Route 121) and approximately one mile northeast of the proposed location of the heliport on the Project site. The heliport would include construction of a helicopter landing pad (helipad) measuring 60 feet long and wide on the Project site and 45 feet long and wide on the Mt. George Alternative site, plus an approximately 4,000 square foot hangar and storage building. The heliport is proposed for the personal use (non-commercial) of the resident owners of the property for up to a maximum of four arrival and four departure flights per week. The sites are located approximately 7.5 miles north by northeast of the Napa County Airport.

**(CONTINUED FROM THE MAY 17, 2017 SPECIAL MEETING AND AUGUST 2, 2017 REGULAR MEETING)**

**Staff Recommendation:** Find that the Mt. George Alternative site is consistent with the Napa County

Airport Land Use Compatibility Plan (ALUCP).

**Staff Contact:** John McDowell, 299-1354, [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**Applicant's Representative:** Brian Russell, Abbott & Kindermann, LLP, phone 707-294-2775  or email [brussell@aklandlaw.com](mailto:brussell@aklandlaw.com)

**9. STAFF COMMENTS AND REPORTS**

**10. COMMISSIONER COMMENTS**

**11. ADJOURN TO THE NAPA COUNTY PLANNING COMMISSION MEETING**