



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 2/4/2020

Agenda Placement: 6H

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Airport

**REPORT BY:** Kathy Wagenknecht, Staff Services Analyst II - 259-8683

**SUBJECT:** Certificate of Acceptance for Avigation and Hazard Easement Deed - APN 057-170-018-000

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### **RECOMMENDATION**

Director of Public Works requests authorization for the Chair to sign a Certificate of Acceptance of Avigation and Hazard Easement Deed for Storage Tech LLC, (Assessor's Parcel Number 057-170-018-000).

### **EXECUTIVE SUMMARY**

The subject Avigation and Hazard Easement Deed is required as a prerequisite to issuance of a building permit because the parcel is located within Zones C & D of the Airport Land Use Compatibility Plan for the Napa County Airport. As owner of the Airport, Government Code section 27281 requires that the Certificate of Acceptance be signed by the County prior to recordation.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed: Effective and Open Government

### **ENVIRONMENTAL IMPACT**

Categorically exempt from CEQA pursuant to 14 California Code of Regulations section 15301 – Class 1: operation or maintenance of existing facility, in that the purpose of the easement is to facilitate continued operation of the existing Napa County Airport by preventing future interference with aviation on, over, and in the immediate

vicinity of the Airport from uses conducted on the property subject to the easement.

### **BACKGROUND AND DISCUSSION**

The purpose of an Avigation and Hazard Easement Deed is to preserve for the Napa County Airport, the right to continue to engage in and support aviation uses at the Airport; even though, when reasonably operated, such uses may incidentally result in noise, vibrations, fumes, dust, and the emission of fuel particles affecting the property subject to the easement, when such uses are occurring in the airspace above such property. These easement deeds also prevent adjacent properties from being used in a manner which creates avigation hazards such as glare, radio interference, and excessively tall ground-based obstructions. As a recorded easement, the deed will also serve to formally notify the property owner and their successors in interest that the parcel is close to an airport, and due to such proximity may be subject to such noise, vibrations, fumes, and building/landscaping restrictions.

Parcels requiring avigation and hazard easement deeds are those having an Airport Compatibility Combination District zoning designation as defined in County Code Section 18.80. These easements are required by Napa County Code section 18.80 and 15.08.040(A)(4) as a prerequisite to issuance of a building permit for the property subject to the easement.

The parcel in question lies within Zones C & D of the Airport Land Use Compatibility Plan for the Napa County Airport (map attached for reference). More specifically, the project is located on a 10.32 acre parcel at 1055 Soscol Ferry Road. The project is planned to be developed in three phases over a period of three years and will consist of 128 individual storage condominiums within eleven separate buildings. On October 5, 2016, the Napa County Planning Commission adopted the revised Mitigated Negative Declaration and approved the Use Permit (P14-00296-UP) and Tentative Map (P15-00298-TM) with the proposed conditions of approval.

As owner of the Airport, Government Code section 27281 requires that the Certificate of Acceptance be signed by the County and attached to the deed prior to recordation.

### **SUPPORTING DOCUMENTS**

A . Compatibility Map

CEO Recommendation: Approve

Reviewed By: Mary Booher