



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/19/2019

Agenda Placement: 6B

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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 Deeds - APN 0057-250-000 & 057-250-036-000

RECOMMENDATION

Director of Public Works requests authorization for the Chair to sign a Certificate of Acceptance of an Avigation and Hazard Easement Deed from the Napa Valley Transportation Authority (Assessor's Parcel Numbers 057-250-025-000 & 057-250-036-000).

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 the airport planning area for the Napa County Airport. For the deed to be recorded, Government Code section 27281 requires that it be accepted by the County, as owner of the Airport, by signature of the Chair of the Board on the Certificate of Acceptance attached to the deed.

FISCAL IMPACT

Is there a Fiscal Impact? No

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. The easement deed also prevents such adjacent property from itself 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 located in an "airport planning area" as defined in County Code 18.80.020. These easements are required by Napa County Code section 15.08.040(A)(4) and (H) (1) as a prerequisite to issuance of a building permit for the property subject to the easement.

The parcels in question are located within the airport planning area for the Napa County Airport (map attached for reference). For the deeds to be recorded, Government Code section 27281 requires that they be accepted by the County, as owner of the Airport, by signature of the Chair of the Board on the Certificate of Acceptance attached to the deeds.

SUPPORTING DOCUMENTS

A . Compatibility Map

CEO Recommendation: Approve

Reviewed By: Leigh Sharp