

MINUTES OF THE
NAPA COUNTY AIRPORT LAND USE COMMISSION

August 02, 2017

Summary of the Proceedings

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Jeri Gill, Amy Walcker, Heather Phillips, Terry Scott, and Mike Basayne

Commissioners Excused: Anne Cottrell, Norm Brod

2. PLEDGE OF ALLEGIANCE

Mr. Ferrence led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)

None

4. APPROVAL OF MINUTES

Minutes for the November 02, 2016 meeting were approved as presented.

MB-TS-JG-AC-JMG- NB-AW

X A X

Minutes for the May 17, 2017 meeting were approved as presented.

MB-TS-JG-AC-JMG- NB-AW

X X

5. AGENDA REVIEW

Charlene Gallina gave the review.

6. DISCLOSURES

Commissioners Commented.

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)

(TO BE CONTINUED TO SPECIAL MEETING OF SEPTEMBER 6, 2017)

Staff Recommendation: That the Commission disapproves the May 17, 2017 deadlocked motion (3-3 vote) to find the project consistent, and continues the project to September 6, 2017 for participation of the full 7-member Commission.

Staff Contact: John McDowell, 707-299-1354 , john.mcdowell@countyofnapa.org

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

Chair Gill found the deadlocked motion of the May 17, 2017 which found the project consistent with the Airport Land Use Compatibility Plan to be disapproved.

The Commissioners voted to continue the project to a Special Meeting of the Airport Land Use Commission at 9:00 a.m. on September 6, 2017.

MB-TS-JG-AC-JMG- NB-AW

X X

9. STAFF COMMENTS AND REPORTS

John McDowell provided comments

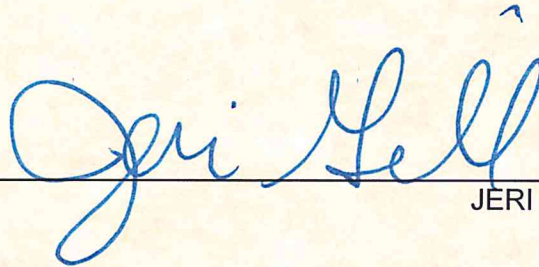
- The Airport Advisory Commission at their last meeting forwarded a recommendation to the BOS to increase landing parking and hanger rental fees
- There was a report from the flight school that has occupied the old Japan Airlines Facility that the Director is trying to secure business contacts for the school and ramp up activity
- John McDowell submitted a comment letter to the City of Napa with regard to the Environmental Impact Report for the Trinitas mixed use development
- The Airport reported that Bottle Rock resulted in a substantial increase in transient aircraft traffic for that weekend

10. COMMISSIONER COMMENTS

None

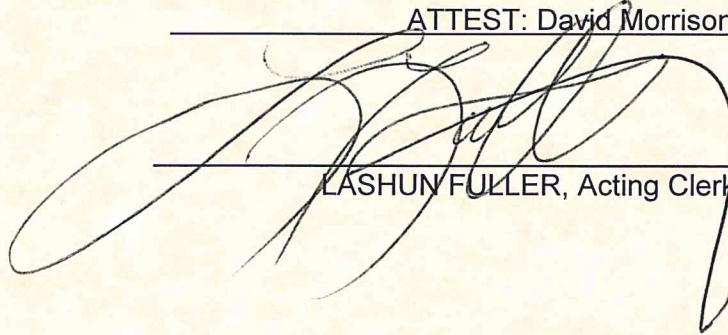
11. ADJOURNMENT

Meeting was adjourned to the Napa County Planning Commission meeting.



JERI GILL, Chairperson

ATTEST: David Morrison, Secretary-Director



LASHUN FULLER, Acting Clerk of the Commission

Key

Vote: MB = Mike Basayne; JG = Jeri Gill; AC = Anne Cottrell; TS = Terry Scott; JMG = Joelle Gallagher;

AW = Amy Walcker; NB = Norm Brod

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused

