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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & CONSIDERATION OF CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT

On Wednesday morning, the 1st day of March, 2017, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearings and be heard.

AMALIA PALMAZ LIVING TRUST / PALMAZ PERSONAL USE HELIPORT, USE PERMIT APPLICATION #P14-00261 – UP

CEQA STATUS: Consideration and possible certification of a Final Environmental Impact Report (FEIR). According to the FEIR, the proposed project would not have any significant environmental impacts after implementation of mitigation measures related to potential impacts to: a) Land Use and Agricultural Resources; b) Biological Resources; c) Cultural Resources; and d) Noise. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

PROPOSED PROJECT: The Amalia Palmaz Living Trust (applicant) requests approval of a Use Permit (P14-00261 - UP) to allow construction and operation of a personal use heliport on approximately 0.5 acres of the 220.4-acre property located at 4031 Hagen Road, in unincorporated Napa County. The heliport would include construction of a 60-foot long by 60-foot wide helicopter landing pad (helipad) and approximately 4,000 square foot hangar and storage building on the property. The heliport is proposed for the private use of the resident owners of the property for up to four arrival and four departure flights per week, and it is proposed to be located on a hillside area that is currently occupied by terraced vineyards. Structures and facilities proposed as accessory to the proposed heliport include: a new fire hydrant; a new water line connecting to the existing water line; a stormwater quality bioretention basin; and two, 5,000-gallon water tanks for fire suppression. Additionally, the existing, private vineyard road providing access to the proposed heliport would be improved, widened and paved to comply with Napa County Road and Street Standards (RSS). The property at 4031 Hagen Road (Assessor's Parcel No. 033-110-080) is located approximately two miles east of the City of Napa municipal boundary, has a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and is located in the AW (Agricultural Watershed) zoning district.

ALTERNATIVE TO PROJECT: The FEIR prepared for the proposed project also evaluated an alternative scenario, under which the proposed heliport would be constructed on property owned by the applicant and located on Mt. George, approximately one mile northeast of the proposed project site. Under the alternative scenario, the heliport would also include a helipad and an approximately 4,100 square foot hangar and storage building. Accessory facilities to the heliport in the alternative scenario include a wet draft style hydrant system connected to a 5,000-gallon poly-tank for fire suppression; a bioretention basin; and improvements to the access road northeast of the alternative heliport location to provide emergency vehicle access in compliance with Napa County RSS. Like the proposed project, the heliport would be for personal use of the owners of the property, and trips would be limited to four inbound and four outbound flights per week. The location of the alternative site (Assessor's Parcel No. 033-110-079) is approximately three miles east of the City of Napa municipal boundary, has an AWOS General Plan land use designation, and is located in the AW zoning district.

PUBLIC HEARINGS: At the March 1, 2017, meeting, the Planning Commission will be asked to accept public testimony and to make tentative decisions about certification of the FEIR and the

requested use permit. The Planning Commission will accept additional public testimony, will consider any recommendations from the Airport Land Use Commission (ALUC), and will be asked to make final decisions on the FEIR and use permit request at a Special Public Hearing scheduled for March 22, 2017, following review of the project by the ALUC also scheduled for March 22.

AVAILABILITY OF DOCUMENTS: The application is available for inspection, along with copies of all documents that relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services (PBES) Department, 1195 Third Street, Suite 210, Napa, California. The FEIR is available for public review on the Planning Division's Current Projects webpage, online at: <http://www.countyofnapa.org/Pages/DepartmentContent.aspx?id=4294985262>. Paper copies of the FEIR are also available for public review at the PBES Department and at the Napa Main Library, 580 Coombs Street, Napa, CA 94559.

Written and verbal comments are solicited regarding the project, the alternative to the project, and the adequacy of the FEIR. Written comments must be presented during the public review period, which runs from February 18 through March 21, 2017. Comments should be directed to Dana Ayers, Planner III, Napa County Planning, Building & Environmental Services Department, by mail to 1195 Third Street, Suite 210, Napa, California 94559; by telephone at (707) 253-4388; or by email to dana.ayers@countyofnapa.org, and must be received before 4:45 p.m. on Tuesday, March 21, 2017.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearings.

DATED: February 17, 2017

DAVID MORRISON
Director of Planning, Building, & Environmental Services