

DEPARTMENT: Planning BY: Tim Evans/Gwen Foster PHONE: (209) 966-5151
Public Works 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes XX No__)
CONTINUED PUBLIC HEARING

(1) Direct staff to prepare final documents for the revised Mariposa-Yosemite Airport Master Plan and Comprehensive Land Use Plan, and direct the preparation of the Final Environmental Impact Report for the project. This action is based on the recommendations of the Planning Commission and the Airport Advisory Committee which recommended adoption of the public review drafts as revised. Based upon public comment received to date, staff recommends the Master Plan be adopted with the runway length to be maintained as it exists with no plans to extend to the east or west, and the final Master Plan be revised to accommodate this change.

If the recommended action is approved, staff will direct the consultant (Aries) to complete the Airport Layout Plan and will begin the application process for FAA funding.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On July 24, 1990, the Board of Supervisors approved a contract with Aries Consultant Ltd. to prepare a Airport Master Plan, Comprehensive Land Use Plan, and Environmental Impact Report. These documents were presented to the Board and Planning Commission on June 8, 1993. The Planning Commission and Airport Advisory Committee held public hearings on December 1, 1993, and December 8, 1993, on the documents and made recommendations to the Board. The Board on December 21, 1993, held a public hearing to receive public comment and to consider the Planning Commission's and the Airport Advisory Committee's recommendations. Further revisions to the Draft Airport Master Plan were requested as a result of the two public hearings. The Planning Commission and Airport Advisory Committee held a joint public hearing on the revised Airport Master Plan and Comprehensive Land Use Plan and to receive any additional comments on the Draft Environmental Impact Report on November 9, 1994, and made recommendations to the Board and Airport Land Use Commission. The Board held a public hearing on November 22, 1994, to receive public comments on the revised final draft of the Airport Master Plan, Comprehensive Land Use Plan and DEIR. Based upon public testimony, the Board continued the public hearing and gave direction to staff to contact all affected property owners within the runway protection zones of the airport and report back to the Board.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

ALTERNATIVES: 1) Continue public hearing to a date certain (2) Direct staff to provide additional information (3) Make modifications to the Master Plan, Comprehensive Land Use Plan, and or EIR.

NEGATIVE ACTION would result in plans not being adopted which would hinder the County in receiving FAA funds.

COSTS: (X) Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated costs \$ _____

C. Required additional funding \$ _____

D. Internal transfers \$ _____

SOURCE: () 4/5ths Vote Required

A. Unanticipated revenues \$ _____

B. Reserve for contingencies \$ _____

C. Source description: _____

Balance in Reserve for Contingencies, if approved: \$ _____

CLERK'S USE ONLY:

Res. No.: 95-56 Ord. No. _____

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

Approved () Denied ()

Minute Order Attached () No Action Necessary

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:
(1) Memo to Board
(2) Foster/Rodriguez memo
(3) Board 11/22/94 minutes

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: _____

A.O. Initials: [Signature]

The foregoing instrument is a correct copy of the original on file in this office.
Date: _____
ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: _____
Deputy

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: ED JOHNSON, Planning and Building Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: PUBLIC HEARING Mariposa-Yosemite Airport; and
Resolution Number 95-56

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on February 7, 1995

ACTION AND VOTE:

7:35 p.m. Ed Johnson, Planning and Building Director;
PUBLIC HEARING on Revised Final Draft of the Mariposa-Yosemite
Airport Master Plan, Comprehensive Land Use Plan and Draft
Environmental Impact Report and Consider Adoption of Plans and
Direct Preparation of Final Environmental Impact Report for
Project

BOARD ACTION: Gwen Foster/PWD-Transportation Planner, presented
staff report - reviewing changes made in the final draft plan to
not extend the runway at either end, FAA requirements for funding
and their willingness to consider avigation easements, and
affected properties. Mark Northway asked about the change with
the avigation easements. Gwen Foster responded, and continued
with staff report. Ed Johnson and Mike Edwards/Public Works
Director, provided input relative to Federal regulations. Gwen
Foster advised of discussions with the affected property owners
and their willingness to work with the County. Public portion of
the hearing was opened. Input was provided by the following:
Mark Northway expressed concern with California Division of
Forestry's helicopter operations being stationed at the Airport
during the fire season with respect to visibility due to the
dust, and lack of provisions for water supply or storage for
these operations. Jack Kimberly/retired Chief of Aeronautics
Association, urged the Board to take action quickly to adopt the
Airport Plan, and advised of changes with respect to the
availability of grant funding. David Moore/property owner on the
West end of the Airport, expressed appreciation for the Board's
consideration of the impact the previous proposed plan to extend
the runway would have on them, and stated he and his wife are
willing to cooperate with the present proposal that does not

extend the runway. Jim Musick/property owner in the area, questioned the financial viability of the Airport and stated that if the runways are not going to be extended to accommodate larger planes, he does not feel the County should get in a hurry and adopt the Plan; and further stated he would be willing to sell his property. Ernest Smart asked about the time period for acquisition of property to meet regulations if this Plan is approved, and asked about the location of the affected properties. Joe Carbaugh/member of the Airport Advisory Committee, commented on his past work with airports and urged the Board to proceed with the Plan. Eric Gourley/pilot and member of the Airport Advisory Committee, urged adoption of the Plan to be able to obtain funding for improvements to the Airport. Public portion of the hearing was closed and Board commenced with deliberations. Jack Kimberly and Mike Edwards/Public Works Director, responded to question from the Board relative to State and Federal regulations for the Airport. (M)Balmain, (S)Reilly, Res. 95-56 adopted directing staff to prepare final documents for the revised Mariposa-Yosemite Airport Master Plan and Comprehensive Land Use Plan, and directing the preparation of the Final Environmental Impact Report for the project, based on recommendations of the Planning Commission and Airport Advisory Committee - runway length to be maintained as it currently exists/Ayes: Unanimous. Hearing was closed.

cc: Mike Edwards, Public Works Director
File



Mariposa County Planning and Building Department

EDWARD J. JOHNSON
Director

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MEMORANDUM

February 1, 1995

To: Mariposa County Board of Supervisors

From: Ed Johnson, Planning Director
Mike Edwards, Public Works Director
Tim Evans, Senior Planner
Gwen Foster, Transportation Planner

Subj: Revised Final Draft of the Mariposa - Yosemite Airport Master Plan, Comprehensive Land Use Plan and associated Draft Environmental Impact Report.

RECOMMENDATION

Direct staff to prepare final documents for the revised Mariposa-Yosemite Airport Master Plan and Comprehensive Land Use Plan, and direct the preparation of the Final Environmental Impact Statement for the project. This action is based on the recommendations of the Planning Commission and the Airport Advisory Committee which recommended adoption of the public review drafts as revised. Staff recommends the Master Plan be adopted with the runway length to be maintained as it exists with no plans to extend east or west, and the final Master Plan be revised to accommodate this change.

DISCUSSION

The Board of Supervisors on November 22, 1994, held a public hearing to receive public comment and to consider the recommendations of the Airport Advisory Committee and Planning Commission regarding the proposed Mariposa-Yosemite Airport Master Plan, associated Comprehensive Land Use Plan, and Draft Environmental Impact Report for the project. Based upon public testimony regarding property acquisition in the runway protection zones, the Board moved to continued the public hearing and gave direction to staff to contact all affected property owners within the proposed runway protection zones of the airport and report back to the Board. The Public Works staff has had informed meetings with each of the property owners whose land would be affected by purchase of the runway protection zones. The following information is provided as a result of these meetings.

The property owner at the east end of the runway was very opposed to the County acquiring the Runway Protection Zone regardless of whether or not the runway is extended. There are four properties at the west end of the runway that would be affected. All four property owners expressed some degree of desire to cooperate with the County. One party was very anxious to expedite acquisition if possible. Two of the property owners expressed concern about capital gains tax impact that such an acquisition would have on them. The fourth property owner, indicated they would consider selling the easterly portion (approximately one-half) of their property that would be required if the runway was not to be extended at all. Their main concern was that they would still retain the right to cross this property for vehicular access and be allowed to keep and use their small orchard and vineyard located on that half of the property. They were opposed to any acquisition that involved extension of the runway to the west. In regard to these concerns, Public Works feels that the acquisition could proceed and the County or the airport would have no risk in allowing their requested usage. With regard to capital gains tax concerns, it is Public Works understanding that the County could proceed with what is commonly known as "friendly condemnation". County Counsel may provide additional information on this subject.

TODAY'S ACTION

The purpose of tonight's Board hearing is to consider directing the preparation of the Final EIR and scheduling the adoption of the Master Plan and Comprehensive Land Use Plan for the project.

SUBSEQUENT ACTIONS

- A. Acting as the Airport Land Use Commission, (ALUC) adopt the Comprehensive Land Use Plan.
- B. Following action by the ALUC, the Board will reconvene and take the following actions:
 1. Certify the EIR
 2. Adopt the Master Plan
 3. Adopt the Comprehensive Land Use Plan
- C. Staff will then submit the adopted Comprehensive Land Use Plan to CalTrans Division of Aeronautics for determination of adequacy.
- D. The Airport Layout Plan and Airspace Plan will be completed and submitted to the Federal Aviation Administration along with an application for funding of first phase projects (sealing & widening of runway and construction of apron extension for additional tie-down space.)
- E. The General Plan and Zoning Ordinance will be reviewed for consistency with the adopted Comprehensive Land Use Plan. A public review process will be initiated for the amendments. Following public hearings on the proposed amendments, the Board reviews them and adopts a resolution and ordinance.