

DEPARTMENT: Public Works

BY: Allen Toschi

PHONE: 966-5356

**RECOMMENDED ACTION AND JUSTIFICATION:** Adopt a resolution approving, in concept, a proposal to construct a private hangar and restaurant at the Mariposa County Airport.

Mr. Steve Stuhmer, is proposing to build a private hangar and restaurant on airport property that is currently vacant. His proposal has been reviewed and approved by the airport advisory committee. KMPI, the airport FBO has no objections to the project. However, any project at the airport requires your Board's approval. Drawings of the area for the proposed construction provided by Mr. Stuhmer are included. All expenses for the construction and operation of the facility will be borne by the applicant.

It is recommended that your Board approve the project, in concept. This approval is contingent upon compliance with all County building and planning regulations. The project must also be compatible with the Airport Master Plan and in compliance with all FAA regulations.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:** All hangers and other structures at the airport require approval by your Board.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:** Without Board approval the project cannot proceed.

Financial Impact? ( ) Yes (x) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded		
Amount in Budget: \$		List Attachments, number pages consecutively
Additional Funding Needed: \$		
Source:		
Internal Transfer		
Unanticipated Revenue	_____ 4/5's vote	
Transfer Between Funds	_____ 4/5's vote	
Contingency	_____ 4/5's vote	
( ) General ( ) Other		

**CLERK'S USE ONLY:**

Res. No.: 10-502 Ord. No. \_\_\_\_\_  
 Vote - Ayes: 4 Noes: \_\_\_\_\_  
 Absent: Conn  
 Approved \_\_\_\_\_  
 Minute Order Attached ( ) No Action Necessary

**COUNTY ADMINISTRATIVE OFFICER:**

Requested Action Recommended  
 No Opinion  
 Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

CAO: RB

**MARIPOSA COUNTY RESOLUTION NO. 10-495  
A PROPOSAL FOR THE CONSTRUCTION OF A  
PRIVATE HANGAR AND RESTAURANT AT THE MARIPOSA COUNTY AIRPORT**

**WHEREAS**, Mr. Steve Stuhmer has brought forward a proposal to construct a private hangar and restaurant at the Mariposa County Airport; and

**WHEREAS**, all construction of facilities at the airport requires the approval of the Mariposa County Board of Supervisors; and

**WHEREAS**, the proposal has been reviewed and approved by the Airport Advisory Committee; and

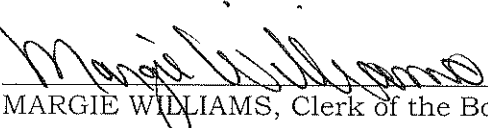
**WHEREAS**, no objections to the proposal has been expressed by the Fixed Based Operator, KMPI Inc.

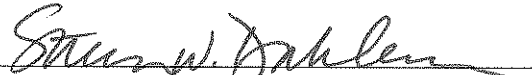
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Mariposa as follows:

1. Approval is given to proceed with the project to construct a private hangar and restaurant at the Mariposa County Airport as proposed by the applicant on the land outlined on Exhibit A.
2. This approval is contingent upon the following:
  - A. The project complies with all Federal Aviation Administration (FAA) regulations.
  - B. The construction must comply with all Mariposa County Building and Planning Codes and Ordinances.
  - C. The project must be found to be in compliance with the Mariposa County Airport Master Plan.
  - D. The project must also comply with all other applicable Federal, State and County laws and regulations.
  - E. A land lease with the County must be executed prior to the beginning of any construction.
  - F. All expenses associated with the project are the responsibility of the applicant.

**PASSED AND ADOPTED** by the Mariposa County Board of Supervisors a political subdivision of the State of California this 26<sup>th</sup> day of October 2010.

By: Jim Allen, Vice-Chair  
  
\_\_\_\_\_  
KEVIN CANN, Chairman

ATTEST:  
  
\_\_\_\_\_  
MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
STEVEN W. DAHEM, County Counsel



# COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

KEVIN CANN, CHAIR  
JIM ALLEN, VICE-CHAIR  
BRAD ABORN  
LYLE TURPIN  
JANET BIBBY

DISTRICT IV  
DISTRICT V  
DISTRICT I  
DISTRICT II  
DISTRICT III



## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

TO: ALLEN TOSCHI, Public Works Director

FROM: MARGIE WILLIAMS, Clerk of the Board *MW*

SUBJECT: Adopt a Resolution Approving, in Concept, a Proposal to Construct a Private Hangar and Restaurant at the Mariposa County Airport

RES. 10-502

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

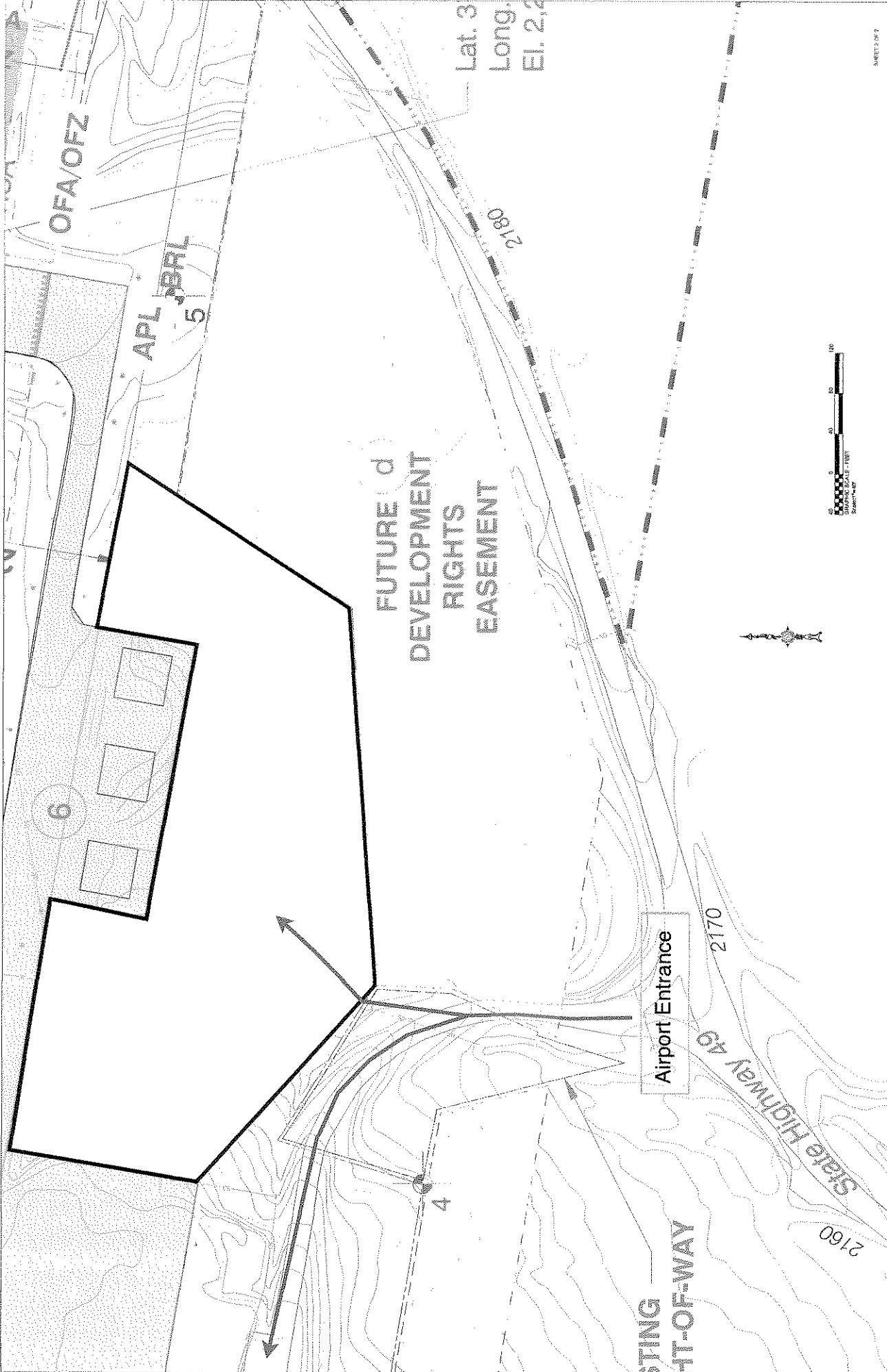
ADOPTED THIS Order on October 26, 2010

#### ACTION AND VOTE:

- 8 **Public Works**  
Adopt a Resolution Approving, in Concept, a Proposal to Construct a Private Hangar and Restaurant at the Mariposa County Airport  
**BOARD ACTION:** Discussion was held with Allen Toschi and he advised that this is for conceptual approval. Rick Benson, County Administrative Officer, advised that several steps will need to be completed, including a lease agreement for this project; and he feels that there should be some financial compensation/franchise fee for the County.
- Input from the public was provided by the following:
- Steve Stuhmer provided input on his proposal and stated he feels that after approval is given to the concept, that a lease agreement will need to be negotiated, then he can prepare architectural drawings and engineering, and will work with staff. He is proposing a 3600 square foot restaurant that will follow the same pattern as his Merced Airport restaurant. He referred to the paving question and advised that he is not expecting the County to do anything – he will cover all costs, reviews, and liability and insurance requirements for this project.
- Further discussion was held.
- Rob Binder provided input from the aviation aspect relative to the request for a private hangar – he would like to see this pursued and feels that this helps to make our Airport unique and wonderful.
- Peter Schimmelfennig stated he feels that the proposal seems to dovetail with current fixed base operations. He feels it would bring additional support for businesses and there is no request for outside funding. He also noted that the proposed site would not allow for development in its current condition.
- Discussion was held. Supervisor Bibby asked that a sentence be added to the formal resolution stating the project must comply with all State, local, and Federal regulations. County Counsel provided suggested wording for this requirement.

(M)Aborn, (S)Turpin, Res. 10-502 was adopted approving the recommended action, with the inclusion of language that the project must comply with all State, local and Federal regulations. Supervisor Bibby clarified that there will be no cost to the County for this project, and that this action is approving the concept. Ayes: Aborn, Turpin, Bibby, Allen; Excused: Cann.

Cc: Board of Supervisors  
File



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Long.  
El. 2,2

OFA/OFZ

APL BRL  
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FUTURE d  
DEVELOPMENT  
RIGHTS  
EASEMENT

6

4

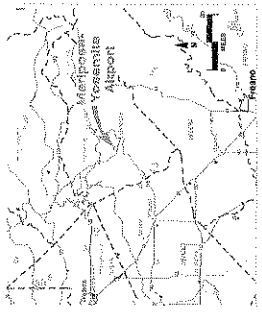
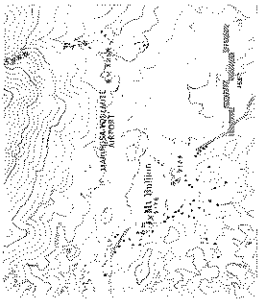
Airport Entrance

2170

State Highway 49

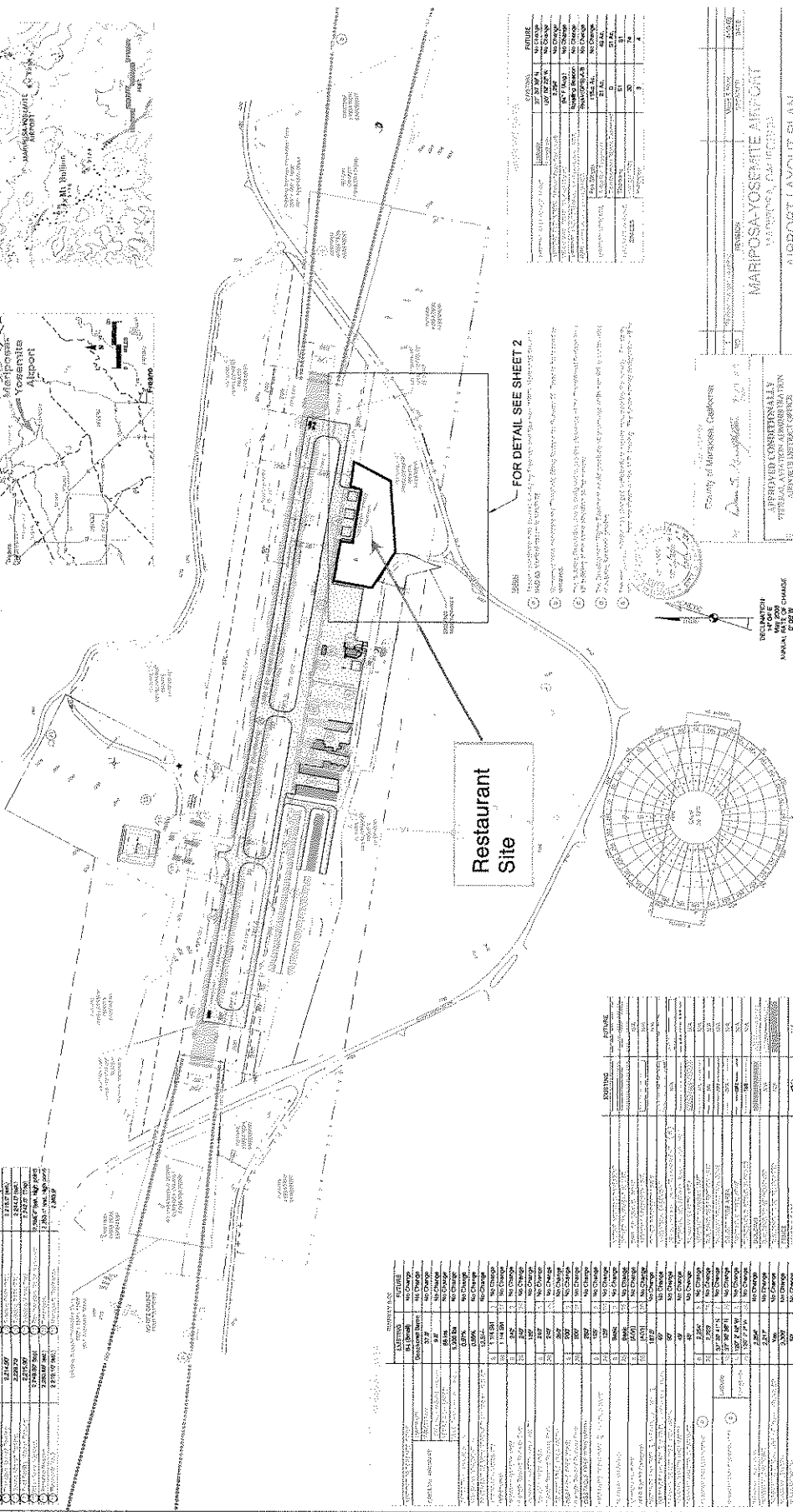
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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	12/15/11	JL
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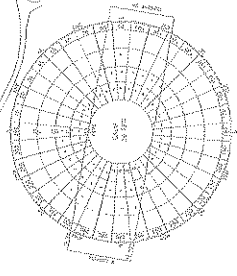
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10	ISSUED FOR PERMITS	12/15/11	JL



**Restaurant Site**

FOR DETAIL SEE SHEET 2

- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- 2. THE PROPOSED RESTAURANT SITE IS SHOWN IN A HATCHED PATTERN.
- 3. THE PROPOSED RESTAURANT SITE IS TO BE CONSTRUCTED ON A 10' X 10' GRID.
- 4. THE PROPOSED RESTAURANT SITE IS TO BE CONSTRUCTED ON A 10' X 10' GRID.
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**MARIPOSA-YOSEMITE AIRPORT**  
MARIPOSA, CALIFORNIA

**AIRPORT LAYOUT PLAN**

City of Mariposa, California  
County of Mariposa, California

APPROVED CONDITIONALLY  
AERIAL PHOTOGRAPHIC SURVEY  
AERIAL PHOTOGRAPHIC SURVEY  
AERIAL PHOTOGRAPHIC SURVEY

DATE: 12/15/11

City of Mariposa, California  
County of Mariposa, California

APPROVED CONDITIONALLY  
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DATE: 12/15/11

# COUNTY of MARIPOSA



**Allen Toschi**  
*Director*

4639 Ben Hur Road  
Mariposa, CA 95338  
Phone: (209) 966-5356  
Fax: (209) 966-2828

## DEPARTMENT OF PUBLIC WORKS

### Divisions of:

Administration	Airport
Cemeteries	County Surveyor
Design & Construction	Engineering
Facilities	Parks & Rec.
Roads	Solid Waste
Transportation	Fleet Maintenance

**October 21, 2010**

## **DRAFT** **Pending Committee Approval**

### **AIRPORT ADVISORY COMMITTEE** **Minutes of October 6, 2010 Meeting**

Members Present: William Brandle  
Charlotte Wilson  
Joe O'Neal  
Jim Johnson  
Patrick Tierney

Alt Members Present Tim Wennberg

Members Absent: Joe Coho (Excused)

Guest Present: Rob Binder  
Ray Walker  
Ron Judice  
Klaus Heddergott  
Grace Heddergott  
Brent Wallace  
Peter Schimmelfinnig  
Bob Kirchner  
Rick Benson  
Brad Aborn  
Steve Stuhmer  
Matt Freeman  
Allen Toschi

- 1. The meeting was called to order at 4:06 p.m.**
- 2. Approval of minutes for July 14, 2010 and August 11, 2010**

Tim Wennberg objected to statement in the minutes of August 11, 2010 regarding his involvement in the windsock project.

Minutes of July 14, 2010 and August 11, 2010 were approved with correction.

**(M) Jim Johnson (S) Charlotte Wilson**

**3. Airport Manager's report**

No Report

**4. Proposal by Steve Stuhmer to build hangar and restaurant. Requesting AAC recommendation for approval by the Board of Supervisors**

Presentation by Steve Stuhmer regarding his proposed project. Distributed copies of the site plan. Discussion ensued.

Steve explained that he is seeking AAC's approval of the concept to construct a restaurant and hangar in the area defined as a lease hold. William Brandle explained that the committee is only able to make a recommendation, not approval. Discussion regarding location ensued.

William voiced concerns stating he felt the project needed to meet the guidelines and regulations set forth in the Land Use Plan, Airport Master Plan, FAA rules, Planning Department and CDF. It was agreed that the committee would be limited to making a recommendation for the concept only.

Rob Binder asked about paving. Steve responded that the Building and Planning departments would be responsible for that requirement. Steve's preference would be gravel or rock as opposed to pavement. Rob questioned the helicopter parking area and access to the hangar. Steve stated that is the only feasible location. Rob asked if Steve would offer aviation services to the general aviation public. Steve responded there would be none.

Allen questioned access to parking areas to be used when helicopters are on site. Steve responded a walkway would be constructed for access to the facility. Discussion ensued regarding parking.

No charter airlines are considered at this time. Prime construction is the restaurant.

Peters Schimmelfinnig asked about the creation of jobs.

Phil Stepp asked about the size of the proposed project and anticipated growth. Building size is anticipated to be 3,600 sq ft. no more that 4,000 sq ft; no growth anticipated.

Tim Wennberg asked how the hangar would be utilized. Steve responded: personal use, transporting supplies needed for the restaurant. Concern about the noise impact on the restaurant.

Steve explained the Montrose County situation.

Tim asked about through the fence access. Area will be fenced and secured.

Patrick Tierney made a motion that the committee accepts the concept as presented.

**(M) Patrick Tierney (S) Jim Johnson**

Discussion ensued prior to vote. Patrick stated benefits the project would provide to Mariposa County.



William stated that if all the requirements set by other agencies were met, no conflict would exist. Patrick stated that no conflict exists with Master Plan. Charlotte Wilson stated that the Master

Plan states that any improvements to be done would require a new survey. Steve responded.

Tim provided positive response to the project: automobile rental, restaurant.

**Vote on the motion the committee accepts the concept of the project as presented:**

**Ayes: Patrick Tierney, Jim Johnson, Joe O'Neal, Tim Wennberg**

**Abstain: Charlotte Wilson and William Brandle**

**Noes: None**

## **5. Public Comment**

Klaus Heddergott stated he is favor of the project; asset to the County.

Peter Schimmelfinnig: Compliments the members of the AdHoc Committee on the progress made regarding Airport issues.

Rob Binder asked about the possibility of the project offering services (jet fuel and hangar usage) to the aviation public. Steve stated that he would be willing to provide jet fuel. Issue will be addressed in the future.

Tim would like to add "Hangar land use questions" to the next agenda.

**Motion to adjourn:**

**(M) Jim Johnson (S) Charlotte Wilson**

Meeting adjourned at 4:45 p.m.