

Exhibit B
Old Airport Property Land Use
Public Comments Received as of 6-23-2017

Andy Cassano

Ann and Alan Barbour

Denis Kutch

George and Jo Ann Rebane

From: Andy Cassano [<mailto:andy@nevadacityengineering.com>]
Sent: Monday, May 22, 2017 8:45 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Cc: Dawn Zydonis <Dawn.Zydonis@nevadacityca.gov>
Subject: RE: Old Airport Workshop, Wednesday, May 24

Thanks Amy,

I probably won't make the meeting, but it has always seemed like a solar farm is the best use. I don't know if there are technical problems with this idea, but no traffic or land use conflicts and potentially a revenue stream for the City. I've seen a lot of other proposals: subdivisions, golf course, etc. And of course the Nevada City winery leased it for vineyards at one time, too. Also a good, low impact use.

Happy to see you guys working on this. Always good for the City to leverage its assets. Now, can we get the plumbing store out of the old corp yard on Zion Street and put in some retail that will serve the passing traffic?

Thanks for the chance for input.

Andy

Andrew R. Cassano, PLS 4370

Professional Land Surveyor

Town and Regional Planner

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From: Ann Barbour [mailto:barbour1@roadrunner.com]
Sent: Tuesday, May 23, 2017 8:53 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: Old Airport property comments

Dear Amy and Members of the City Council,

We recently purchased property at 16006 Airport Road, land adjacent to the Old Airport. We urge City Council and Planning Board members to continue the Old Airport's use in the city's Master Plan as open space, possibly with additional linkage to the Bear-Yuba Land Trust. The current hiking trails through the property encourage public use and enjoyment. Maintaining it as open space with perhaps the addition of restroom facilities would ensure conservation of the area's natural resources and be in keeping with community values.

On a more personal note: As owners of property abutting the Old Airport, we are also concerned that any development that would increase traffic on Airport Road, light or noise pollution would diminish quality of life for current residents in the area. We bought our property specifically because of its peace and quiet and because of Nevada City's heritage of preservation of natural and historic resources.

Thank you for soliciting community feedback and for giving due consideration to ours.

Most sincerely,
Ann & Alan Barbour

From: Denis Kutch [mailto:deniskutch@me.com]
Sent: Friday, May 26, 2017 8:09 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: Old Airport

A conflict kept me from attending the Council mtg Weds. Two thoughts to throw in the idea hopper for the Old Airport...

In the early 80s, when I was working with Allen Haley on a location for the NC Winery, he mentioned that there was a sizable chunk of Airport adjacent...I believe...BLM land. At the time, the story was that for public purposes the BLM land could be 'rented' for \$1/yr for 19 years and acquired for an additional \$1 in the twentieth year. Such a sweet deal likely doesn't still exist, but it may be worth checking out.

Also, back in 2004, when I ran for Council, one of the other candidates (Jim Reed) proposed developing a municipal golf course complex with club house, restaurant, etc. He had done considerable research, and was able to demonstrate incredible income for the City while maintaining open space. He was a resident, but worked for Placer County. He has since moved, but Bill my know how to contact him.

Thanks for you patience and support at the Commission mtg last week!

Denis

**G.J. & Jo Ann Rebane
10832 Cement Hill Road
Nevada City, California 95959**

24 May 2017

Amy Wolfson, City Planner
317 Broad Street
Nevada City, CA 95959

Comments on preferred use of the Old Airport property:

We own Nevada County tax parcel 04-040-32 at 10832 Cement Hill Road which is nearly adjacent to the Old Airport property. We are familiar with the Old Airport. We have hiked the property. We have seen abandoned campfires still smoldering. We have seen the mounds of trash left at homeless encampments. We have seen vagrants carrying water and supplies to the encampments. AND we have heightened concern for the danger of fire caused by trespassers.

We recommend that the city of Nevada City change the current Old Airport property AF zoning to something which would encourage estate size parcels of 5, 10, 15 acres. We recommend that any new zoning be compatible with and of the same sort as parcels to the north, south, and west of the Old Airport property.

Because the Old Airport property is an island in the County of Nevada, the City has a very weak nexus with it. The 108 acres realistically and practically should be governed by the County's General Plan. Whether or not the City cedes zoning of the property to the county, we believe that the City should sell the Old Airport property to private parties and or residential developers. Sale of the property would provide a much needed boost to the cash strapped City.

Finally, we are opposed to allowing or encouraging "tiny houses" on the Old Airport property. Homeless encampments already leave litter, evidence of campfires, and other environmental degradation.

Respectfully,
George and Jo Ann Rebane

