



From: **Deborah Holley** deborah@holleyconsulting.com
 Subject: Napa Airport_Heliport Use Permit History
 Date: May 16, 2017 at 9:48 PM
 To: Terry Scott tkscottco@aol.com
 Cc: Frost, Melissa Melissa.Gray@countyofnapa.org

MAY 17 2017

Agenda Item # SA

Hi Terry,

Thank you so much for taking the time to meet with me today.

I wanted to follow-up on the information about the helipad permit that was withdrawn in 2005 – it was proposed by developer and San Diego Chargers owner Alex Spanos and his son-in-law, Ronald Berberian. They proposed building a helipad on Pritchard Hill near Lake Hennessey. Berberian withdrew the application after neighbors protested.

Here is the information that Dana Ayers sent me regarding the past record of personal use helipads and airports.

Best,
 Deborah

**Napa County
 Airport/Heliport Use Permit Requests and Actions**

Permit No.	Original APN	Current APN	Applicant	Request	Action, Date
U-72-65	018-140-035	018-140-035	Don Herald/Joe Usibelli	Landing strip	Approved 7-7-65
U-77071	015-060-05, -10	015-060-017	Norman Pease	Private airstrip	Approved 8-31-70
U-17172	032-120-12	032-100-067	Harold Moskowite	Private airport	Approved 8-7-72 for 2 years
U-307374	032-400-13		Richard Steltzner	Private airstrip	Denied 5-14-75
U-347778	030-150-06	030-150-014	Alfred Wilsey	Private helistop	Approved 6-7-78
U-217879	030-050-20	030-050-028	Timothy Parrott	Private heliport	Approved 3-7-79 (90-day trial); Approved 6-6-79 for 3 years
U-227879	032-530-024		Stags' Leap Associates	Heliport	Approved 3-7-79 by Planning Comm.; Denied 4-24-79 by Board of Sups.
U-78081	018-140-07	018-140-035	Norman Alumbaugh	Modification to use of existing private airport (amendment)	Approved 5-20-81

				to U-72-65)	
U-58485	021-110-015	No change	St. Helena Health Center	Heliport	Approved 10-3-84
U-148586	021-140-01	021-140-001	St. Helena Hospital & Health Center	Relocate hospital heliport	Approved 10-16-85
03452-MOD	020-100-012	No change	Constant Winery	Private heliport (for winery)	Withdrawn 3-8-04
P04-00497	032-010-071	No change	Spanos-Berberian Wine Partnership	Private heliport	Withdrawn 9-9-05



Napa Airport_Heliport
Use Permit History.doc



ALUC Mtg.

MAY 17 2017

Agenda Item # 8A

May 15, 2017

Airport Land Use Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

RE: Palmaz heliport

Dear Commissioners:

Many thanks for providing the agenda and related documents one week prior to the hearing on May 17th. I had many questions regarding ALUC guidelines that were, thankfully, answered in these documents.

I few questions and issues remain:

1. Both the words **Helistop** and **Heliport** are used in the documents provided for today's hearing. Can you please clarify what differentiates a **Helistop** from and a **Heliport** and if both are under your jurisdiction?
2. Are there guidelines as to the **geographic separation** of helistops/heliports?
3. Are there guidelines or **minimum parcel sizes** for a helistop/heliport?
4. Since heliports are considered airports, are there **development zones**, such as those around the Napa County Airport (zones A-E)? And if so, would the neighboring parcels under the proposed flight path have **development restrictions**? Establishment of heliport protection zones is a desirable safety-compatibility object for all heliports. What **protections** should be put in place for this application?
5. In Attachment F, 5th page footnoted as 3-48 is a boxed section 3.4.5 Heliports. A special use-heliport would not require an ALUCP – but you, the ALUC have an option to prepare one. What is your recommendation?
6. On the same page as #5 above, "given the combination of factors, restrictions on land use development is appropriate with the immediate vicinity of public-use and special-use heliports". What restrictions, if any, are being recommended?

Eve Kahn, Chair
Get a Grip on Growth
PO Box 805
Napa, CA 94559

McDowell, John

From: Ayers, Dana
Sent: Monday, May 15, 2017 4:06 PM
To: 'Eve Kahn'
Cc: McDowell, John
Subject: FW: Comments for Palmaz ALUC Meeting
Attachments: Palmaz letter to ALUC re Palmaz.docx

Eve,

I am forwarding your comment letter to John McDowell to include with his agenda item for the ALUC's consideration. I will await your separate letter for the Planning Commission. Thank you,

Dana Ayers, Planner
Napa County
Planning, Building & Environmental Services
1195 Third Street, Napa, CA 94559
Phone: 707-253-4388
Fax: 707-299-4320

From: Eve Kahn [<mailto:evekahn@yahoo.com>]
Sent: Monday, May 15, 2017 3:58 PM
To: Ayers, Dana
Subject: Comments for Palmaz ALUC Meeting

See attached letter. I am not sure if some of these are more appropriate to the ALUC or the PC hearing. Am hoping you can moderate. I will have a separate letter on issues I know belong to the PC.

Thanks, Eve

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From: [Nancy Sellers](#)
To: [Ayers, Dana](#); [McDowell, John](#)
Subject: RE: Notice of Airport Land Use Commission Hearing
Date: Monday, May 15, 2017 11:25:12 AM

I am writing to encourage a vote against the private Palmaz heliport. We have lived on Olive Hill Lane for over 35 years and in that time we have continually tried to enhance our property both for our own enjoyment and to keep our property values strong. We would NEVER do anything to willingly cause our property values to decrease and if the heliport is allowed to be built our property values are very likely to decrease and we will have no say or control over the situation. That is just wrong!

No individual property owner should have the right to have a negative impact on multiple property owners who have no recourse. Thank you.

Best Regards,
Nancy Sellers

1246 Olive Hill Lane
Napa, CA 94558

(707) 255-4813

(707) 256-2738 – fax

(707) 812-0845 – cell/text (please do not leave messages on my cell)

From: Ayers, Dana [mailto:Dana.Ayers@countyofnapa.org]
Sent: Friday, May 5, 2017 5:12 PM
To: Ayers, Dana; McDowell, John
Subject: Notice of Airport Land Use Commission Hearing

Interested Party,

Attached is a notice of a public hearing scheduled for 8:00 a.m. on the morning of May 17, 2017, before the Airport Land Use Commission (ALUC) regarding the proposed Palmaz Personal Use Heliport (P17-00037 – ALUC).

As explained in the notice, the ALUC will be reviewing the proposal solely to make a determination of whether the proposed heliport is consistent with the Napa County Airport Compatibility Plan, and the ALUC is not authorized to make any decisions regarding certification of the project environmental impact report (EIR) or approval or denial of the use permit request.

Questions about the information contained in this notice, or about the role of the ALUC, can be directed to John McDowell, ALUC staff, at email address john.mcdowell@countyofnapa.org or by telephone at (707) 299-1354.

You are receiving this email because you have expressed an interest in or submitted a comment letter on the proposed project or the draft EIR for the proposed project. If you wish to have your

email address removed from this list, please contact me by reply to this email.

Regards,

Dana Ayers, Planner
Napa County
Planning, Building & Environmental Services
1195 Third Street, Napa, CA 94559
Phone: 707-253-4388
Fax: 707-299-4320

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Lars Christensen
1065 LaGrande Avenue
Napa, CA 94558
lekcheistensen@gmail.com
(707) 287-4367

To: Napa County Planning Commission
From: Lars Christensen
Re: Amalia Palmaz Living Trust/Palmaz Personal Use Heliport, Use Permit Application #P14-00261 – UP
Date: May 17, 2017

Good morning. My name is Lars Christensen and I have been a resident of Napa County since 1989 and have resided at 1065 LaGrande Avenue, since 2003. The LaGrande Avenue neighborhood and surrounding environs would be directly affected in a negative manner should the Planning Commission choose to positively certify the Final Environmental Impact Report (FEIR) and subsequently grant the requested use permit for the construction and operation of a personal use heliport on the Palmaz Estate on Hagen Road.

It is a privilege to speak before the Commission this morning.

In review of the Public Notices announcing this hearing and the hearing of the Airport Land Use Commission (ALUC), I will acknowledge that per the draft Environmental Impact Report (EIR) and the guidelines by which the Airport Land Use Commission must adhere to when making their “Consistency Determination” with regard to compatibility with airport regulations, that with proper mitigation measures, the Palmaz Heliport project would meet the minimum standards as established by Napa County for a project of this scope and impact.

However, more than just adherence to and compatibility with minimum standards and environmental regulation, the ramifications of the approval of such a project, particularly with regard to the health and safety of Napa County residents is significant.

As residents in an area surrounded by and zoned for agricultural purposes, we choose to accommodate and accept the sights and sounds associated with our chosen life style; namely the noise of agricultural machinery (tractors, trucks, and wind-turbines), dust blowing, the scent of fertilizers and even the sound of roosters crowing.

That said, there is not, nor should there be an expectation that area residents be subject to the impact of and risks associated with low flying aircraft, unless such action is carried out by professionally trained, emergency personnel, not an amateur, hobbyist pilot.

The Palmaz use permit is based solely on vanity, convenience and want, not need. Though the

permit seeks development of a private facility on private land, the impact of the proposed project has a direct effect on all area residents. Further, with a documented history of disregard for select County regulations, I have warranted concern that the Palmaz family will not adhere to the limitation of inbound and outbound flights per week, as detailed in the use permit application.

I would respectfully remind the Commission that the underlying basis for all County regulations and standards is the safety and well-being of County residents. To compromise these standards in any way, regardless of how small the measured risk, for the purpose of pleasure and the convenience of a select few, is simply unacceptable.

I thank you for your attention to this matter and for the opportunity to address the Commission this morning.