



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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Title: Overriding the Airport Land Use Commission's Determination of Inconsistency for the Proposed Southern Humboldt Community Hospital in Garberville on APN 032-091-014

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1-Site Maps.pdf, 3. Attachment 2-FAA Building Determination Letter 2018-12-03.pdf, 4. Attachment 3-Coffman letter 2018-08-13.pdf, 5. Attachment 4-LACO letter 2018-03-15.pdf

Date	Ver.	Action By	Action	Result
6/2/2020	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Aviation

Agenda Section: Departmental

SUBJECT:

Overriding the Airport Land Use Commission's Determination of Inconsistency for the Proposed Southern Humboldt Community Hospital in Garberville on APN 032-091-014

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive the inconsistency determination made by the Airport Land Use Commission on June 19, 2018; and
2. Consider overriding the inconsistency determination made by the Airport Land Use Commission to allow the proposed Southern Humboldt Community Hospital in Garberville on APN 032-091-014.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

On June 19, 2018, the Airport Land Use Commission (ALUC) determined that the proposed hospital was not consistent with the Airport Land Use Compatibility Plan (ALUCP). Pursuant Public Utilities

Code § 21676(b), the Board of Supervisors may hold a public hearing to override the inconsistency determination of the Airport Land Use Commission.

The Board of Supervisors may wish to consider the following when deciding if the ALUC determination should be overridden:

1. The project site is located near the far edge of ALUCP Zone C; and the zone boundary passes through the property. If the property were located approximately 150 feet to the north it would not be within any ALUCP zone and would not have required review by the ALUC. (Attachment 1).
2. The Federal Aviation Administration (FAA) determined that structure does not exceed obstruction standards and would not be a hazard to air navigation. (Attachment 2).
3. Analysis by airport consultant, Coffman Associates. (Attachment 3).
4. Analysis by LACO. (Attachment 4).
5. The effect that allowing incompatible land uses near airports has on grant assurances that the county makes when receiving airport funding.
6. The effect on the ability to obtain future airport funding when allowing incompatible land uses near airports.

Based upon the above, staff believes that the risks to grant assurances and future grant funding is low and therefore can support overriding the ALUC determination.

FINANCIAL IMPACT:

There is no impact to the General Fund. The costs to construct the project are borne by the applicant.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by supporting business, workforce development and creation of private-sector jobs, creating opportunities for improved safety and health, and enforcing laws and regulations to protect residents

OTHER AGENCY INVOLVEMENT:

Humboldt County Planning & Building Department
Federal Aviation Administration

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could decide to uphold the determination made by the ALUC.

ATTACHMENTS:

Attachment 1 - Site Maps
Attachment 2 - FAA Hospital determination letter dated 12/03/2018
Attachment 3 - Coffman Associates letter dated 08/13/2018
Attachment 4 - LACO letter dated 03/15/2018

PREVIOUS ACTION/REFERRAL:

Board Order No.: J-2

Meeting of: June 19, 2018
File No.: N/A