



COUNTY OF HUMBOLDT

Legislation Text

File #: 18-589, **Version:** 1

To: Board of Supervisors

From: Public Works

SUBJECT:

Consistency of the Construction of Two New Hospital and Clinical Buildings at 286 Sprowel Creek Road (APN 032-091 -014) in Garberville with the Airport Land Use Compatibility Plan

RECOMMENDATION(S):

That the Board of Supervisors:

1. Adjourn as the Humboldt County Board of Supervisors. 2.
- Convene as the Governing Board of the Humboldt County Airport Land Use Commission and consider the following agenda:
 - a. Public comment on items not on the Airport Land Use Commission agenda. b.
 - b. Public hearing for the consistency of the construction of two new hospital and clinical buildings with the Airport Land Use Compatibility Plan (Attachment 1). i.
 - Public comment. ii.
- Consider public testimony and find that the proposed project is inconsistent with the Airport Land Use Compatibility Plan. 3.
- Adjourn as the Governing Board of the Humboldt County Airport Land Use Commission.
4. Reconvene as the Humboldt County Board of Supervisors.

SOURCE OF FUNDING:

No known costs to Airport Land Use Commission.

DISCUSSION:

A parcel of real property at 286 Sprowel Creek Road in Garberville (APN 032-091-014) is pending sale from College of the Redwoods to the Southern Humboldt Community Healthcare District (SHCHD). The SHCHD intends to renovate much of the existing building, as well as construct a new 32,600 square foot, two story hospital with an emergency room, and a 3,900 square foot clinic building. A total of one hundred and four (104) standard parking spaces, six (6) accessible parking spaces, and two (2) ambulance parking spaces will be constructed to accommodate patients, visitors and staff. Additionally, the plan notes a possible future expansion to the proposed clinic building. These facilities would replace the existing hospital and clinic facilities located at 733 Cedar Street in Garberville.

The Department of Public Works, Land Use Division, has made the determination that this proposal is inconsistent with the ALUCP based upon the following:

- Parcel 032-091-014 lies within Garberville Airport's Compatibility Zone C. See Attachment 1 for proposed project area.

- Table 2A of the ALUCP, specifically prohibits, among other uses, hospitals within Airport Compatibility Zone C. See Attachment 1.

- An exception cannot be made for this proposal because it does not meet all of the criteria under ALUCP Section 2.1.5; specifically, the proposal fails to meet Section 2.1.5(d). Section 2.1.5(d) states: "[t]he proposal does not otherwise increase the intensity and/or incompatibility of use through use permits, density transfers or other strategy." The proposed project increases the intensity of daily use compared to the site historical use as an elementary school and, more recently, as a theater and for College of Redwood classes.

- ALUCP Section 3.2.3 Land Uses of Particular Concern states: "Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Schools, hospitals, nursing homes, and other uses in which the majority of occupants are children, the elderly, and the handicapped [sic] shall be prohibited within Compatibility Zones A, B, and C."

LACO Associates has requested an ALUCP conformance review on the behalf of SHCHD. See Attachment 1.

FINANCIAL IMPACT:

This item does not impact the General Fund. This item conforms with the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Determine the project described in Attachment 1 is consistent with the Airport Land Use Compatibility Plan. The Department of Public Works does not support this recommendation.

ATTACHMENTS:

Attachment 1 - Letter dated 03/15/2018 from LACO Associates requesting an ALUCP conformance review

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A