



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: April 19, 2012

LOCATION: Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California

COMMISSIONERS PRESENT: Simon, Crane, Holtkamp, Beaver, Shelton, Gawthrop

COMMISSIONERS ABSENT: Commissioner Hall was represented by his proxy, Bill Gawthrop. Commissioner Calvert was represented by her proxy, Greg Beaver. Clark absent

PLANNING & BLDG SVC STAFF PRESENT: Fred Tarr, Planner II
Adrienne Thompson, Commission Services Supervisor

OTHER DEPARTMENTS: None

1. **Roll Call.**

The meeting was called to order at 2:01 p.m. Roll call was established by the Clerk.

2. **Regular Calendar.**

2a. **CASE#: ALUC 2-2012**

DATE FILED: 3/22/2012

OWNER/ APPLICANT: UKIAH ADVENTIST HOSPITAL

AGENT: HBE HOSPITAL DESIGNERS

REQUEST: Review and documentation of action by the Mendocino County Airport Land Use Commission to support the development of a hospital helistop (heliport) for the Ukiah Valley Medical Center.

LOCATION: .25+/- miles east of the town center of Ukiah on Perkins Street, north on Hospital Drive, located on the east side of hospital Drive, located at 275 Hospital Drive; AP#'s 002-160-08, 12 and 002-193-23.

PROJECT COORDINATOR: FRED TARR

Commissioner Crane recused himself from discussion.

Mr. Fred Tarr, staff for the Airport Land Use Commission (ALUC), discussed a brief power point of the project location and proposed helipad. He noted that during construction, an adjacent location would be used as the helipad and outlined the points of interest in the report. He commented that the project had been approved at the City of Ukiah Planning Commission and was being brought forward to the Commission for consistency review with the Airport Land Use Comprehensive Plan (ACLUP). Mr. Tarr discussed the flight path of incoming and outgoing helicopters as staying mostly over commercial areas and found no major conflicts with land use in the area. He did not feel noise would be an issue and thought the presence of a 2 story building and utilities would be easily cleared by aircrafts. He stated it was staffs recommendation to find the proposed helistop consistent with the Airport Comprehensive Land Use Plan (ACLUP), noting the proposed project must meet Federal Aviation Administration (FAA) and Caltrans Division of Aeronautics regulations.

Commissioner Holtkamp asked the length of construction.

Mr. Tarr noted construction would last approximately 18 months.

Commissioner Gawthrop asked if strong winds would change the flight path and if the pilots communicated on the same frequency as the Ukiah Airport.

Mr. Henderson noted the pilot would be using their judgment on flight paths if obstructions occurred or winds created an issue. He was unsure of the exact frequency the pilots used, but would add a notification to monitor the Ukiah Airport for traffic in case there was a difference.

Commissioner Beaver asked if the temporary landing site was paved or dirt.

Mr. Henderson noted that the temporary helipad would be concrete and located in a field west of Home Depot.

Chairman Simon discussed patterns of communication, noting some aircrafts used 2 frequencies to communicate.

Amy Ford, Howard Memorial Hospital, noted she would check on the frequency for communication.

Freedom Smith was present from Ukiah Valley Medical Center for comment.

Chairman Simon commented on the approach and noted it was preferred to the south, depending on the time of day and prevailing winds. He felt that as long as the pilots operated under the general flight rules, nothing specific would need to be added.

Mr. Henderson discussed a slide in the presentation illustrating the desired flight paths.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Shelton and carried by the following voice vote of (5-0), IT IS ORDERED That the Commission finds that the Ukiah Valley Medical Center Helistop located at 275 Hospital Drive in Ukiah, California, to be consistent with the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), provided that the owner/operator complies fully with the conditions required by the FAA, Caltrans Division of Aeronautics and with the operational parameters submitted to the ALUC and to the City of Ukiah.

AYES: Simon, Holtkamp, Shelton, Beaver, Gawthrop
NOES: None
ABSENT: Clark
RECUSED: Crane

2b. CASE#: ALUC 3-2012

DATE FILED: 3/30/2012

OWNER: FRANK R HOWARD FOUNDATION

APPLICANT: WILLITS HOSPITAL, INC

AGENT: HOSPITAL DESIGNERS, INC.

REQUEST: Review and documentation of action by the Mendocino County Airport Land Use Commission to support the development of a hospital helistop (heliport) for Frank R. Howard Memorial Hospital.

LOCATION: In the City of Willits bounded by Hael Creek Road to the west, East Hill Road to the north and the Northwestern Pacific Railroad to the east, located at 1 Marcela Drive; AP# 007-210-17.

PROJECT COORDINATOR: FRED TARR

Mr. Tarr discussed a power point he had prepared and noted a letter had been received from Alan Falleri at the City of Willits in support of the project, also stating the City of Willits had approved a use permit and a negative declaration for the proposed hospital complex helistop. He noted the proposed Helistop would replace an existing site used at the Little Lake Fire Department and would follow a similar flight path as that currently taken. He noted there was a new residential development near by and the owners had signed letters to indicate that they were aware of the proposed Helistop. Mr. Tarr noted the proposed site was expected to have between 1 to 2 operations per week and had received approval for activation from the FAA.

Mr. Henderson noted the surrounding parcels were owned by the Frank Howard Foundation and location of the helistop would not be an issue.

Commissioner Crane asked the zoning of the parcels to the north and south.

Mr. Henderson noted the parcels were commercial to the north and south and construction would last approximately 2 years.

Commissioner Crane commented that aviation easements would be beneficial for future preservation of the helipad.

The Commission discussed the new location of the helistop in relation to the hospital.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Upon motion by Commissioner Shelton, seconded by Commissioner Crane and carried by the following voice vote of (6-0), IT IS ORDERED

That the Commission find that the Howard Medical Center Hospital Helistop located at 1 Marcela Drive in Willits, California, to be consistent with the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), provided that the owner/operator complies fully with the conditions required by the FAA, Caltrans Division of Aeronautics and with the operational parameters submitted to the ALUC and to the City of Ukiah.

AYES: Simon, Holtkamp, Shelton, Crane, Beaver, Gawthrop
NOES: None
ABSENT: None

3. Matters from Staff.

Chairman Simon introduced the new proxies to the Commission.

Mr. Tarr discussed an upcoming State of California Airport Land Use seminar.

4. Matters from Commission.

There were no matters from the Commission.

5. Approval of Minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Shelton and carried by a voice vote of (6-0), the January 20, 2011, May 19, 2011 and March 22, 2012 are approved.

6. Matters from Public.

No one was present from the public who indicated a desire to address the Commission.

7. Adjournment

Upon motion by Commissioner Shelton, seconded by Commissioner Crane, the meeting adjourned at 2:38 p.m.