



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

August 10, 2017

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TO: Board of Supervisors
Agenda Date: August 22, 2017

FROM: Maurice L. Anderson, Director

Zoning & Building

Inspection Requests

Phone: 530 257-5263

SUBJECT: Proposed amendment to Title 18 of the Lassen County Code to add sections 18.14.762 "Medical helipad" and 18.102.030(e) "Selected District Uses." This amendment would allow for the placement of medical helipads, subject to securing a use permit, in all zoning districts except for residential districts as defined in Lassen County Code Section 18.14.995, and medical helipads shall not be permitted in "P-C" Planned Community Districts, "O-S" Open Space Districts, "O-D" Primitive Area Districts, "O-H" Historical Site Districts, "O-C-B" Public Campground/Boating/Beach Districts, "T-P-Z" Timber Production Zone Districts, or "A-P" Agricultural Preserve Combining Districts.

ACTION REQUESTED:

1. Receive report; and
2. Introduce and adopt, by title only, the proposed ordinance.

SUMMARY

The purpose of this Board meeting is to allow the Board to consider the attached ordinance, amending the County Code to allow for medical helipads, as defined, in selected districts with a Use Permit. The Board previously directed staff to draft an ordinance to facilitate the placement of medical helipads within Lassen County. At its August 2, 2017 meeting, the Planning Commission recommended that the Board adopt the proposed ordinance.

Currently, medical helipads can be considered with a Use Permit only in the M-2 (Heavy Industrial) zoning district. For a Use Permit for a medical helipad to be considered in any zone other than M-2, a rezoning application must be submitted and approved. The result is that the environmental review required for a medical helipad must also analyze all the impacts from all the uses that are allowed in the M-2 District but were not allowed in the existing zoning District. This unnecessarily complicates the environmental review, making it difficult for the medical helipad Use Permit to be considered.

The proposed definition of "medical helipad" is based on the Federal Aviation Administration's definition for a helipad as found in the Aeronautical Information Manual, which became effective on April 27, 2017. A portion of the glossary of said document is included with the staff report to the Planning Commission, dated August 2, 2017, attached to this Board letter. Please see said staff report for more information.

MLA:smr

Enclosures: Proposed Ordinance
Staff Report to the Planning Commission dated August 2, 2017
Planning Commission Minutes from its August 2, 2017 meeting

ORDINANCE NO. _____

Ordinance Amending Title 18 to Allow for Medical Helipads in Certain Districts with a
Use Permit

The following ordinance, consisting of four sections, was duly and regularly passed and adopted by the Board of Supervisors of the County of Lassen, State of California, at a regular meeting of the Board of Supervisors held on the ____th day of _____, 2017, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

AARON ALBAUGH
Chairman of the Board of Supervisors,
County of Lassen, State of California

Attest:
JULIE BUSTAMANTE
Clerk of the Board

By: _____
MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the ____th day of _____, 20____.

Deputy Clerk of the County of Lassen Board of Supervisors

**THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN
ORDAINS AS FOLLOWS:**

SECTION ONE: This ordinance shall take effect thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

SECTION TWO: Add Section 18.14.762 to the Lassen County Code to read as follows:

“18.14.762 Medical helipad. “Medical helipad” means a small, designated area, usually with a prepared surface, on a heliport, airport, landing/takeoff area, apron/ramp, or movement area used for takeoff, landing, or parking of helicopters that are used for emergency medical services. The term “medical helipad” also includes helipad/heliport-related buildings and facilities.”

SECTION THREE: Add Section 18.102.030(e) to the Lassen County Code to read as follows:

“18.102.030(e) Selected district uses. Medical helipads may be permitted, subject to securing a use permit, in all zoning districts except for residential districts as defined in Lassen County Code Section 18.14.995, and shall not be permitted in “P-C” Planned Community Districts, “O-S” Open Space Districts, “O-D” Primitive Area Districts, “O-H” Historical Site Districts, “O-C-B” Public Campground/Boating/Beach Districts, “T-P-Z” Timber Production Zone Districts, or “A-P” Agricultural Preserve Combining Districts.”

SECTION FOUR: If any section, subsection, sentence, clause, or phase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
August 2, 2017

TYPE OF APPLICATION:	File #318.01.51, Amendment to Title 18 of the Lassen County Code to Allow for Medical Helipads in Certain Districts with a Use Permit
GENERAL LOCATION:	Countywide
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA under Section 15061(b)(3) of the Guidelines
ASSIGNED STAFF:	Stefano Richichi, Associate Planner

AUTHORITY FOR APPLICATION:

“Procedures for Precise Zoning and Amendments,” Lassen County Code Section 18.124 et seq. established regulations.

REGULATING AGENCIES:

<u>Agency</u>	<u>Purpose/Action</u>
Planning Commission	Submit Report/Recommendation to Board of Supervisors

PROJECT DESCRIPTION: Proposed amendment to Title 18 of the Lassen County Code to add sections 18.14.762 “Medical helipad” and 18.102.030(e) “Selected District Uses.” This amendment would allow for the placement of medical helipads, subject to securing a use permit, in all zoning districts except for residential districts as defined in Lassen County Code Section 18.14.995, and medical helipads shall not be permitted in “P-C” Planned Community Districts, “O-S” Open Space Districts, “O-D” Primitive Area Districts, “O-H” Historical Site Districts, “O-C-B” Public Campground/Boating/Beach Districts, “T-P-Z” Timber Production Zone Districts, or “A-P” Agricultural Preserve Combining Districts.

DISCUSSION: The Board of Supervisors has directed staff to draft an ordinance to facilitate the placement of medical helipads within Lassen County. Currently, medical helipads can be considered with a Use Permit only in the M-2 (Heavy Industrial) zoning district. For a Use Permit for a medical helipad to be considered in any zone other than M-2, a rezone application must be submitted and approved. The result is that the environmental review required for a medical helipad must also analyze all the impacts from all the uses that are allowed in the M-2 District but were not allowed in the existing zoning District. This unnecessarily complicates the environmental review, making it difficult for the medical helipad Use Permit to be considered.

The proposed definition of “medical helipad” is based on the Federal Aviation Administration’s definition for a helipad as found in the Aeronautical Information Manual, which became effective on April 27, 2017. A portion of the glossary of said document is included with this staff report.

LASSEN COUNTY CODE: Lassen County Code Section 18.124 et seq. set forth the standards for amendments to Title 18 of the Lassen County Code and read as follows:

18.124.010 Generally.

In order to implement the policies delineated in the general plan and to ensure compatibility of this title with the general plan, this title may be amended to change district boundaries or to change any other provisions thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this chapter.

18.124.030 Public hearing.

(a) The planning commission shall hold one public hearing on any proposed amendment...

18.124.040 Action by planning commission.

Following the hearing mentioned in Section 18.124.030 the planning commission shall submit a report of its findings and a summary of such hearing, together with its recommendations with respect to the proposed amendment to the board of supervisors. (Ord. 467 § 44, 1984).

ENVIRONMENTAL DOCUMENT: The Lassen County Environmental Review Officer has determined that the draft ordinance (attached) is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines, also called the “general rule,” which states:

A project is exempt from CEQA if... the activity is covered by the general rule that CEQA applies only projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed ordinance would amend Title 18 of the Lassen County Code to allow medical helipads in certain zoning districts with a Use Permit. If the proposed ordinance were adopted, proposed medical helipad applications would still be subject to CEQA and undergo environmental review under the Use Permit process; therefore, the proposed ordinance will not have a significant effect on the environment.

RECOMMENDATION OF THE PLANNING DIVISION: The Planning Division of the Department of Planning and Building Services recommends that the Planning Commission refer the attached draft ordinance to the Board of Supervisors for consideration and approval.

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AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

AARON ALBAUGH
Chairman of the Board of Supervisors,
County of Lassen, State of California

Attest:
JULIE BUSTAMANTE
Clerk of the Board

By: _____
MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the ____th day of _____, 20____.

Deputy Clerk of the County of Lassen Board of Supervisors

**THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN
ORDAINS AS FOLLOWS:**

SECTION ONE: This ordinance shall take effect thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

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SECTION THREE: Add Section 18.102.030(e) to the Lassen County Code to read as follows:

“18.102.030(e) Selected district uses. Medical helipads may be permitted, subject to securing a use permit, in all zoning districts except for residential districts as defined in Lassen County Code Section 18.14.995, and shall not be permitted in “P-C” Planned Community Districts, “O-S” Open Space Districts, “O-D” Primitive Area Districts, “O-H” Historical Site Districts, “O-C-B” Public Campground/Boating/Beach Districts, “T-P-Z” Timber Production Zone Districts, or “A-P” Agricultural Preserve Combining Districts.”

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U.S. Department
of Transportation

**Federal Aviation
Administration**

AERONAUTICAL INFORMATION MANUAL

*Change 3
April 27, 2017*

**DO NOT DESTROY
BASIC DATED
DECEMBER 10, 2015**

H

HAA-

(See HEIGHT ABOVE AIRPORT.)

HAL-

(See HEIGHT ABOVE LANDING.)

HANDOFF- An action taken to transfer the radar identification of an aircraft from one controller to another if the aircraft will enter the receiving controller's airspace and radio communications with the aircraft will be transferred.

HAR-

(See HIGH ALTITUDE REDESIGN.)

HAT-

(See HEIGHT ABOVE TOUCHDOWN.)

HAVE NUMBERS- Used by pilots to inform ATC that they have received runway, wind, and altimeter information only.

HAZARDOUS INFLIGHT WEATHER ADVISORY SERVICE- Continuous recorded hazardous inflight weather forecasts broadcasted to airborne pilots over selected VOR outlets defined as an HIWAS BROADCAST AREA.

HAZARDOUS WEATHER INFORMATION- Summary of significant meteorological information (SIGMET/WS), convective significant meteorological information (convective SIGMET/WST), urgent pilot weather reports (urgent PIREP/UUA), center weather advisories (CWA), airmen's meteorological information (AIRMET/WA) and any other weather such as isolated thunderstorms that are rapidly developing and increasing in intensity, or low ceilings and visibilities that are becoming widespread which is considered significant and are not included in a current hazardous weather advisory.

HEAVY (AIRCRAFT)-

(See AIRCRAFT CLASSES.)

HEIGHT ABOVE AIRPORT- The height of the Minimum Descent Altitude above the published airport elevation. This is published in conjunction with circling minimums.

(See MINIMUM DESCENT ALTITUDE.)

HEIGHT ABOVE LANDING- The height above a designated helicopter landing area used for helicopter instrument approach procedures.

(Refer to 14 CFR Part 97.)

HEIGHT ABOVE TOUCHDOWN- The height of the Decision Height or Minimum Descent Altitude above the highest runway elevation in the touchdown zone (first 3,000 feet of the runway). HAT is published on instrument approach charts in conjunction with all straight-in minimums.

(See DECISION HEIGHT.)

(See MINIMUM DESCENT ALTITUDE.)

HELICOPTER- A heavier-than-air aircraft supported in flight chiefly by the reactions of the air on one or more power-driven rotors on substantially vertical axes.

HELIPAD- A small, designated area, usually with a prepared surface, on a heliport, airport, landing/takeoff area, apron/ramp, or movement area used for takeoff, landing, or parking of helicopters.

HELIPORT- An area of land, water, or structure used or intended to be used for the landing and takeoff of helicopters and includes its buildings and facilities if any.

HELIPORT REFERENCE POINT (HRP)- The geographic center of a heliport.

HERTZ- The standard radio equivalent of frequency in cycles per second of an electromagnetic wave. Kiloherertz (kHz) is a frequency of one thousand cycles per second. Megahertz (MHz) is a frequency of one million cycles per second.

HF-

(See HIGH FREQUENCY.)

HF COMMUNICATIONS-

(See HIGH FREQUENCY COMMUNICATIONS.)

HIGH ALTITUDE REDESIGN (HAR)- A level of non-restrictive routing (NRR) service for aircraft that have all waypoints associated with the HAR program in their flight management systems or RNAV equipage.

HIGH FREQUENCY- The frequency band between 3 and 30 MHz.

(See HIGH FREQUENCY COMMUNICATIONS.)

SR

UNAPPROVED MINUTES
LASSEN COUNTY PLANNING COMMISSION
August 2, 2017

The Commission convened in regular session at 1:10 p.m. in the Board of Supervisors' Chambers, 707 Nevada Street, Susanville, CA. Chairman Paul Herman presided with Commission members Mark Solomon, Donald Meyer and Tim Purdy present. Also present were Maurice Anderson (Director and Planning Commission Secretary), Planning and Building Services Department staff; and Recording Secretary Anetia Elliott. District seat 1 vacant.

(Note: The following is summary minutes of this meeting and is not a transcript. Contact the Planning and Building Services Department {530} 251-8269 to determine if an audio recording is available.)

The following are excerpts from the above referenced meeting.

PUBLIC HEARING: Lassen County File #318.01.51, recommendation to the Board of Supervisors. Proposed amendment to Title 18 of the Lassen County Code to add sections 18.14.762 "Medical helipad" and 18.102.030(e) "Selected District Uses." This amendment would allow for the placement of medical helipads, subject to securing a use permit, in all zoning districts except for residential districts as defined in Lassen County Code Section 18.14.995, and medical helipads shall not be permitted in "P-C" Planned Community Districts, "O-S" Open Space Districts, "O-D" Primitive Area Districts, "O-H" Historical Site Districts, "O-C-B" Public Campground/Boating/Beach Districts, "T-P-Z" Timber Production Zone Districts, or "A-P" Agricultural Preserve Combining Districts. Stefano Richichi, Associate Planner presented staff report and power point presentation.

The public hearing was opened at 1:37 p.m.

Elizabeth Groneman, manager in charge of the Sierra Medical Services Alliance (SEMSA) ground operation and the air operation spoke in behalf of the project. She explained the importance of having their aircraft, ambulance and emergency crew based together in one location.

The public hearing was closed at 1:45 p.m.

Gaylon Norwood explained that this proposed ordinance isn't about any particular site or where it will be allowed. This is about where the County will accept and allow applications to be made.

MOTION:

It was moved by Commissioner Meyer, seconded by Commissioner Solomon, and carried to recommend to the Board of Supervisors that the Board of Supervisors adopt the proposed amendment (Lassen County file #318.01.51) to title 18 of the Lassen County Code to add sections 18.14.762 "Medical helipad" and 18.102.030(e) "Selected District Uses." Commissioners Solomon, Herman, Meyer and Purdy voted "Aye". District 1 seat vacant.

There being no further business, the meeting was adjourned at 1:52 p.m.