



**CITY OF CORNING
AIRPORT COMMISSION SPECIAL MEETING AGENDA**

**MONDAY, MARCH 3, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

Commissioners:	Danny Salado Tony Miller Louis Davies Vacant
Chairperson	Barbara Boot

C. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however, unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

D. REGULAR AGENDA: All items listed below are in the order, which we believe, are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

- 1. Waive the Reading and Approve the Minutes of the January 6, 2014 Airport Commission Meeting with any necessary corrections.**
- 2. Update on the status of the Corning Volunteer Fire Department Training Facility. (Informational Only)**
- 3. Use Permit 2014-269 – Corning Union High School District (CUHS): Establishing a 0.3MW Photovoltaic Generation System (Solar Arrays) on City Airport Property pursuant to a previous City Council approved Lease Agreement between the City and CUHS.**

E. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

F. ADJOURNMENT:

The Corning Airport Commission serves as an advisory body to the Corning City Council on Municipal Airport and Aviation issues including: Use, Master Planning, Land Acquisition and Development, Beautification, and Improvement and Maintenance of the Corning Municipal Airport. The Commission provides a public forum for the proposal and discussion of airport services and amenities that benefit the Community. Ideally the Commission would encourage Pilots, Airport Businesses, Airport Land Leaseholders, Hangar Owners and Tenants to work together in the planning for current and future facility and Airport needs.

POSTED: FRIDAY, FEBRUARY 28, 2014

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER



**CITY OF CORNING
AIRPORT COMMISSION MEETING MINUTES**

**MONDAY, JANUARY 6, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

**Commissioners: Danny Salado
Tony Miller
Louis Davies
Vacant
Chairperson Barbara Boot**

All members of the Commission were present except Commissioner Salado. One vacancy remains on the Commission.

C. BUSINESS FROM THE FLOOR: None.

D. REGULAR AGENDA: All items listed below are in the order, which we believe, are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

1. Waive the Reading and Approve the Minutes of the April 1, 2013 Airport Commission Meeting with any necessary corrections.

Commissioner Davies moved to approve the Minutes as written and Commission Miller seconded the motion. **Ayes: Boot, Miller, and Davies. Absent: Salado. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Salado absent and one vacancy on the Commission.**

Commissioner Salado entered the meeting at 6:35 p.m.

2. Discussion of May Madness Car Show Event to be held at the Corning Airport.

Chamber Member Tony Cardenas presented plans for a proposed new event as part of the Chamber of Commerce's Annual May Madness to take place on the first weekend in May. This proposed new event would replace the former "Burn Outs" held in front of City Hall and would be held at the Corning Airport. He stated that the proposed event would include a Mudbog and Rock Climb at the northeast side of the new tarmac. He explained that the K-rails stored across from City Hall would be used to keep people from entering into the event area.

Commissioner Boot stated her concern that the proposed event would draw people away from the downtown area. Commissioner Davies noted the model airplane group would also need to be notified. Commissioners Miller and Boot discussed the possibility of combining the EAA (Experimental Aircraft Association) and Chamber of Commerce May Madness Event; they then recanted this suggestion because of the possibility of too much traffic.

In conclusion, by consensus, the Airport Commission was supportive of the event and would be open to another meeting if needed.

3. Corning Volunteer Fire Department Training Facility: Review and make a recommendation to the Corning Planning Commission for the establishment of an approximately 200' x 200' Fire Training Facility on City owned property zoned AV, Airport District, located at the northwest corner of the Blackburn/Marguerite Avenue intersection adjacent to the existing well site owned by the City. APN: 75-080-25, address: 302 Blackburn Avenue.

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Fire Chief Martin Spannaus presented a plan for a Fire Training Facility at the corner of Blackburn and Marguerite Avenues. Chief Spannaus stated that the training events would take place mostly on Wednesday evenings and possibly some weekends depending upon Air Quality Control Board limitations. Chief Spannaus also informed the Commission that smoke would be the only visible component of the training. Flames would be contained inside the metal cargo containers and any smoke would exit via vents in the container, explaining that the majority of the smoke would then blow away from residential homes in the area.

Commissioner Miller stated his concern that visible fire might distract pilots; they may focus on the fire and not on their landings. He also suggested that there be a procedure to notify Pilots of this training on the Airport's radio frequency. Commissioner Davies suggested the fire training be entered into a NODUM.

Rainbow Aviation Operator (and City Fixed Base Operator) Brian Carpenter suggested that the fire training be entered into the Airport Facility Directory due to the hazards of the training events.

Commissioner Salado moved to recommend that the Planning Commission add the following conditions to the Airport Fire Training Facility Use Permit:

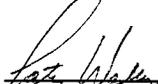
- a) Fire Department have and utilize a portable radio tuned to airport frequency 123.0 MgH during training activities; and
- b) That a description and the location of the training facility be included in the Airport Directory.

Commissioner Davies seconded the motion. **Ayes: Boot, Miller, Davies and Salado. Opposed/Absent/Abstain: None. Motion was carried by a 4-0 vote with one vacancy remaining on the Commission.**

E. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None.

F. ADJOURNMENT: 6:51 p.m.

The Corning Airport Commission serves as an advisory body to the Corning City Council on Municipal Airport and Aviation issues including: Use, Master Planning, Land Acquisition and Development, Beautification, and Improvement and Maintenance of the Corning Municipal Airport. The Commission provides a public forum for the proposal and discussion of airport services and amenities that benefit the Community. Ideally the Commission would encourage Pilots, Airport Businesses, Airport Land Leaseholders, Hangar Owners and Tenants to work together in the planning for current and future facility and Airport needs.



Patrick Walker
Public Works Director

**ITEM NO: D-3
USE PERMIT 2014-269: CORNING UNION HIGH
SCHOOL; REVIEW AND MAKE A
RECOMMENDATION TO THE PLANNING
COMMISSION FOR THE ESTABLISHMENT OF AN
0.3MW (Solar Array) PHOTOVOLTAIC
GENERATION SYSTEM ON AIRPORT PROPERTY
OWNED BY THE CITY OF CORNING.**

MARCH 3, 2014

TO: AIRPORT COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN BREWER, AICP, CITY MANAGER *JB*
JOHN STOUFER, PLANNING CONSULTANT

PROJECT DESCRIPTION:

The Corning Union High School District is proposing to establish a 0.3MW photovoltaic generation system on property owned by the City of Corning pursuant to a lease agreement previously approved between the City and School District. The photovoltaic generation system will generate electrical power to assist in offsetting the amount of electricity the District purchases from PG&E. The photovoltaic generation system will be located approximately 300 feet north of Blackburn Avenue behind the existing residence on the parcel just across the street from Corning High School.

Assessor's Parcel Number: 75-080-29 Address: 642 Blackburn Ave.

SUMMARY

The parcel is zoned R-1 and pursuant to Section 17.10.020 (C) of the Corning Municipal Code the establishment of a utility of this nature must be approved by the Planning Commission. The parcel is part of the property acquired along with existing airport property and located in the Overflight Safety Zone of the Airport Land Use Plan (ALUP). The ALUP permits the establishment of utilities without review by the Tehama County Airport Land Use Commission but staff felt that the project should be reviewed by the Corning Airport Commission prior to consideration by the Planning Commission.

ACTION:

Review, comment, and recommend conditions of approval to the Planning Commission regarding the establishment of solar array system as previously discussed.

ATTACHMENTS

Exhibit "A"	Use Permit Application submitted by Corning High School
Exhibit "B"	Aerial Vicinity Map

PLANNING APPLICATION
TYPE OR PRINT CLEARLY

Exhibit "A"

City of Corning
Planning Dept.
794 Third Street
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS - <i>642 Blackburn Ave</i>		ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
	106 1st Street, Corning, CA 96021		075-080-29	
	ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	Zoned R-1	<i>N/A</i>	1.2 acres	<i>Over Flight</i>
PROJECT DESCRIPTION: (attach additional sheets if necessary)				
<u>Installation of 0.3MW photovoltaic generation system on City of Corning owned property for the benefit of Corning Union High School (CUHS) to offset electrical demand at the school. See attached Site Plan</u>				
APPLICATION TYPE (Check All Applicable)				
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT		ADDRESS	DAY PHONE
	<i>Corning Union High School District</i>		<i>643 Blackburn Ave Corning, CA 96021</i>	<i>530-824-8000</i>
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	<i>John Burch</i>		<i>643 Blackburn Ave Corning, CA 96021</i>	<i>530-824-8000</i>
	PROPERTY OWNER		ADDRESS	DAY PHONE
<i>City of Corning</i>				
CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER				
APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct.			PROPERTY OWNER: I have read this application and consent to its filing.	
Signed: <i>John Burch</i>			Signed: _____	
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.				

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO.	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
	<i>2014-269</i>	<i>JS</i>	<i>2/21/2014</i>	
	FEE RECEIVED/RECEIPT NO.	CEQA DETERMINATION		DATE FILED
	<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> ND <input type="checkbox"/> MND <input type="checkbox"/> EIR			

PLANNING APPLICATION

8. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

N/A

9. If industrial, indicate type, estimated employment per shift, and loading facilities.

Project is a 0.3MW photovoltaic system used to generate electricity for adjacent Corning Union High School. PV modules are fixed tilt, with no employees regularly on-site or loading facilities required for operation.

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

11. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.

Requires a Conditional Use Permit as the property is owned by the City of Corning, with the energy generated for the benefit of CUHS. Note that the Project does not allow for expansion of the CUHS Campus.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | YES | NO |
|---|--------------------------|---|
| 12. Change in existing topographic features, or substantial alteration of ground contours? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Change in scenic views or vistas from existing residential areas or public lands or roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> (< 8' high) |
| 14. Change in pattern, scale or character of general area of project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Significant amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Change in dust, ash, smoke, fumes or odors in vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Substantial change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Is the site on filled land or on slopes of 10 percent or more? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Substantially increase energy usage (electricity, oil, natural gas, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Relationship to a larger project or series of projects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

PLANNING APPLICATION

Environmental setting

24. Describe the project site as it exists before the project, including information on topography, soil type and stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site, snapshots or Polaroid photos will be accepted.

Relatively flat City owned property that has been formerly used as an active olive orchard, and is
now currently used for horse pasture land and single family home. Existing structures on the site will not be
used for this Project.

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

South: Corning Union High School

North, East, & West: Undeveloped grass land

On APN: Existing single house dwelling, with various farm type structures

Along North and West property boundary: Existing row of olive trees, to remain for this project.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____ Signature _____

For: _____

