

**CITY OF CORNING  
AIRPORT COMMISSION SPECIAL MEETING AGENDA  
MONDAY, MAY 4, 2015  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**



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

**B. ROLL CALL:**

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

**C. BUSINESS FROM THE FLOOR: None.**

**D. REGULAR AGENDA:**

- 1. Waive the Reading and Approve the Minutes of the November 3, 2014 Airport Commission Meeting with any necessary corrections.**
- 2. Review and discussion of the "DRAFT" Tehama County Airport Land Use Compatibility Plan (ALUCP) for the Corning and Red Bluff Municipal Airports.**
- 3. Proposed Land Use Designation Change in vicinity of the Corning Municipal Airport.**

**E. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

**F. ADJOURNMENT:**

**POSTED: MAY 1, 2015**

**THE CITY OF CORNING IS AN EQUAL OPPORTUNITY PROVIDER AND  
EMPLOYER**



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

**MONDAY, NOVEMBER 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  
                              Jack Beck  
  
                              Chairperson     Barbara Boot**

All members of the Commission were present except Commissioners Miller and Beck.

**C. BUSINESS FROM THE FLOOR: None.**

**D. REGULAR AGENDA:**

- 1. Waive the Reading and Approve the Minutes of the March 3, 2014 Airport Commission Meeting with any necessary corrections.**

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

- 2. Discussion of Solar Arrays proposed to be installed on adjacent property owned by Crain Walnut Shelling, Inc.**

Staff presented the Commission with information from the application submitted to the Tehama County Airport Land Use Commission (ALUC). Crain Walnut Shelling is proposing to install additional Solar Arrays adjacent to the Corning Municipal Airport. All three Commissioners that were present unanimously agreed that they had no comments for the ALUC Application.

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

**F. ADJOURNMENT: 6:44 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.

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**Lisa M. Linnet, City Clerk**



# City of Corning

794 Third St. Corning, CA 96021 (530) 824-7020 Fax (530) 824-2489

## MEMO

ITEM: D-2

April 13, 2015

TO: CORNING AIRPORT COMMISSION

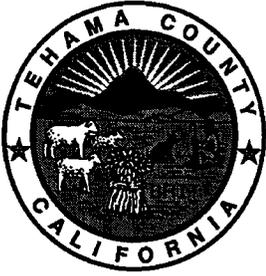
FROM: JOHN L. BREWER, AICP, CITY MANAGER  
JOHN STOUFER, PLANNING CONSULTANT

The Tehama County Airport Land Use Commission (ALUC) is in the process of updating the Tehama County Airport Land Use Compatibility Plan (ALUCP) for the Corning and Red Bluff Municipal Airports.

On April 16, 2015 the ALUC will conduct a meeting to receive progress on and introduce the draft ALUCP. County staff has recommended that the ALUC open up a public comment period of 60 days until June 18, 2015. Attached for your review is a copy of the ALUC staff report for the April 16<sup>th</sup> meeting and the Draft ALUCP. Review and discussion of the Draft ALUCP is scheduled for the May 4, 2015 Corning Airport Commission meeting.

If you have any comments or concerns regarding the Draft ALUCP you can submit them to City staff at the meeting on May 4<sup>th</sup> or prior to June 18<sup>th</sup> and staff will forward them to County staff.

If you have any questions or need additional information please contact either John Brewer or John Stoufer at City Hall.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** April 16, 2015  
**TO:** Airport Land Use Commission  
**FROM:** Sean M. Moore, AICP, Director of Planning  
**SUBJECT:** AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) UPDATE

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### **BACKGROUND:**

The California State Aeronautics Act of 1967 prescribes that each county with more than 1 airport should create an Airport Land Use Commission (ALUC) and should prepare a compatibility plan to guide development in the vicinity of airports. The intent is two-fold; to protect residents and businesses from noise and safety hazards and to protect airports from encroaching development.

The current Airport Land Use Compatibility Plan was split into two documents for regulatory purposes. The City of Red Bluff and Corning's were last updated in 2001. Since then, updates to the California Department of Transportation (CalTrans) Aeronautics Handbook, changes to airfield configuration (ALP's) at Red Bluff and Corning's Airports, and new land use activities and compatibility issues that are not specifically addressed (Solar/Wind facilities) in the current plan have necessitated an update. The Draft ALUCP was prepared with the guidance of Caltrans Aeronautical Division personnel and the new California Department of Transportation (CalTrans) 2011 Aeronautics Handbook along with staff from each of the affected airports and municipalities.

### **SUMMARY:**

While there are other minor clean-up items that address newer development type interests such as Solar/Wind facilities above, the major change in the Draft ALUCP is the proposed creation of 6 Safety Zones consistent with the CalTrans Aeronautics Handbook. The current plan has 3 safety zones that extend from runway centerline. The proposed 6 Zones are sized and shaped to conform to specific airport operations. These Zones would not implement any immediate changes. Plan adoption would not require any changes in existing use. Only new development, zoning changes, and master plans will need to be consistent with the ALUCP after it is adopted.

The proposed Safety Zones are:

- Zone 1** – Runway Protection Zone
- Zone 2** – Inner Approach/Departure Zone
- Zone 3** – Inner Turning Zone

**Zone 4 – Outer Approach/Departure Zone**

**Zone 5 – Sideline Zone**

**Zone 6 – Traffic Pattern Zone**

All or a portion of Safety Zones 1, 2, 3, 5, and 6 would apply on Airport property. The Draft Plan identifies compatible, conditionally compatible, and incompatible uses in each Safety Zone. Conditions that may be applied to a conditionally compatible use include sound attenuation to limit indoor noise impacts and density/intensity limitations.

**Safety Zone 1** would include vacant City owned land in Corning, while Red Bluff would include Luther Road, Red Bank Creek and Reeds Creek at some future point when the runway is expanded again (Note: According to Caltrans Aeronautical Division staff, the Safety zones have to reflect improvements on the FAA accepted ALP and Master Plan; the final Red Bluff Safety Zone Map will indicate the future zone 1 on runway 15 with a shorter safety zone labeled as (C) for the runway protection zone currently recognized and accepted by the FAA (Zone 1), which is due to runway 15 being shortened, see draft ALUP for discussion).

**Safety Zone 2** would include City owned property in Corning, and City owned and private property in Red Bluff (Private property would consist of the same lands as currently in the Red Bluff Approach Zone).

**Safety Zone 3** would protrude east and west from the Runway Protection Zone and Inner Approach/Departure Zone or Zone 2 to encompass roughly the same areas within Corning and Red Bluff's current Overflight Safety Zones. The existing uses appear to be compatible and/or conditionally compatible.

**Safety Zone 4** would extend in a narrow manor from the proposed Inner Approach/Departure Zone or Zone 2. These areas within Corning and Red Bluff are currently in the Overflight Safety Areas. Existing uses appear to be compatible and/or conditionally compatible.

**Safety Zone 5** would occur mostly on Airport property covering the taxiways, tie-downs and terminal areas with the east and west edges encroaching on private property. Existing uses in these areas appear to be compatible and/or conditionally compatible within the guidelines for this zone as set forth within the Draft ALUP.

**Safety Zone 6** would cover all other land owned by the Airport. The compatibility guidelines in this zone are the least restrictive and are primarily concerned with storage of hazardous materials. In addition to Safety Zones, the Draft ALUCP also addresses overflight, airspace protection, and noise compatibility.

**PROJECT AREA:**

Incorporated and unincorporated areas of Tehama County. The ALUCP is a multi-jurisdictional document that takes into account Tehama Counties Municipal Aviation activities and their potential impacts as a whole. Tehama County only has two municipal airports, which are the City of Red Bluff Municipal Airport and the City of Corning Municipal Airport. These airports are described and analyzed in Chapters four and five of the Draft ALUCP document. Therefore, the adoption of Tehama Counties ALUCP is foreseen to include three resolutions; one from each jurisdictions governing body.

**PUBLIC COMMENTS RECEIVED:**

On January 14, 2015 the City of Red Bluff distributed the Draft Tehama County Airport Land Use Compatibility Plan. Comments received by the City of Red Bluff have been positive, which indicates the desire by the City of Red Bluff Airport Commission to move forward with the document in its current form. County staff has communicated and coordinated various draft document components with Corning Staff, which should facilitate comments from the Corning Airport Commission within the next 60 days.

**CEQA:**

The Tehama County Planning Department is in the process of preparing a Negative Declaration for the Tehama County Airport Land Use Compatibility Plan. Therefore, the ND will be available before adoption of said Plan.

**RECOMMENDED ACTION:**

That the Airport Land Use Commission consider the following recommendations:

1. Receive the information provided on the progress of the Draft Airport Land Use Compatibility Plan (ALUCP) process.
2. Open the meeting for public comment to receive and accept said comments for the record and hold the Draft ALUCP comment period open for 60 days to allow for public comment regarding this item. The 60 days shall commence on April 16, 2015 when said item is introduced and open for public comment and then end on June 18, 2015.
3. If necessary, provide direction to staff.

**ATTACHMENT(S):**

1. April 7, 2015 Draft Airport Land Use Compatibility Plan (ALUCP)

The Draft ALUCP can be viewed at:  
<http://tehamacountyca.iqm2.com>

ALUP

John Brewer

**From:** Tony Miller [akaTonyMiller@yahoo.com]  
**Sent:** Monday, April 20, 2015 11:41 AM  
**To:** 'John Brewer AICP'  
**Subject:** FW: ALUCP, Draft items

John:

FYI for our local commission when they review.

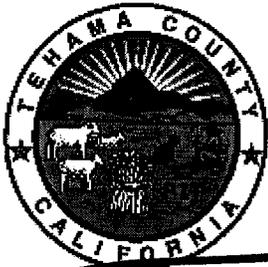
I heard a meeting is scheduled for around May 4<sup>th</sup>, of which I will not be attending. So here are some of my notes.

TM

**From:** Sean Moore [mailto:SMoore@co.tehama.ca.us]  
**Sent:** Friday, April 17, 2015 11:05 AM  
**To:** Tony Miller  
**Subject:** RE: ALUCP, Draft items

Thank you for your comments. We will get them addressed.

**SEAN M. MOORE, AICP, DIRECTOR OF PLANNING**  
*TEHAMA LAFCo, Executive Officer*  
Tehama County Planning Department  
444 Oak Street  
Courthouse Annex, Room I  
Red Bluff, CA 96080  
Phone (530) 527-2200  
Fax (530) 527-2655  
[SMoore@co.tehama.ca.us](mailto:SMoore@co.tehama.ca.us)



Commissioner  
Miller's  
Comments:  
↓

**From:** Tony Miller [mailto:akaTonyMiller@yahoo.com]  
**Sent:** Thursday, April 16, 2015 5:23 PM  
**To:** Sean Moore  
**Subject:** ALUCP, Draft items

Mr. Moore:

A couple of 'items' I believe should be adjusted prior to publication.

I want to comment first that I found reading the document, in simplistic english, rather refreshing. It appears lots of 'i's and t's' were covered, and should give a rather coherent guide for the future.

Ignoring several typo type items within the document, below are the oblivious items I noted at first glance:

- The cover – an updated photo of the Corning Airport. I believe a more current photo, showing the improvements, has be submitted from Corning.

- Page 32, Noise Criteria chart – remove the '4' from the last two columns on all those charts.
- Page 79, last item on page – safety zones for Runway 17-35. Flip the approved approach traffic patterns. Runway 17 is a standard LEFT-HAND, while runway 35 is a standard RIGHT-HAND traffic pattern. (Exhibit 5-5 is correct on this item)
- Exhibit 5-7 – want to correct the scale!!?? (720 miles from center-line)

As for substance, legality and completeness, I'll defer to those with that type of proficiency.

Regards,  
TM

## John Brewer

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**From:** BBoot33 [bboot33@comcast.net]  
**Sent:** Tuesday, April 14, 2015 12:45 PM  
**To:** Brewer, John  
**Subject:** Re: Corning Airport Photos

thank you.

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**From:** "John Brewer" <jbrewer@corning.org>  
**To:** "Scot Timboe" <stimboe@cityofredbluff.org>  
**Cc:** "Barbara Boot" <bboot33@comcast.net>, "Danny Salado" <danny@snowcrest.net>, "Ed Pitman" <ed\_pitman@hotmail.com>, "Louis Davies" <sldavies@dm-tech.net>, "Tony Miller" <akaTonyMiller@yahoo.com>  
**Sent:** Tuesday, April 14, 2015 11:28:00 AM  
**Subject:** Corning Airport Photos

Hey Scot,

Airport Commissioner Tony Miller remarked that the photo on the cover of the Proposed ALUP shows the "old pre-relocated" airport.

Here's a few photos taken after the runway relocation/apron addition.

**John L. Brewer, AICP**

City Manager

794 Third Street

Corning, CA 96021

530-824-7034

fax 530-824-2489

**CORNING MUNICIPAL AIRPORT  
REDEDICATION-MAY 15, 2010**



**ITEM NO. D-3  
PROPOSED LAND USE  
DESIGNATION CHANGE IN VICINITY  
OF AIRPORT**

**MAY 4, 2015**

**TO: AIRPORT COMMISSION**

**FROM: JOHN L. BREWER, AICP; CITY MANAGER  
DAWN GRINE, PUBLIC WORKS DIRECTOR  
JOHN STOUFER, PLANNING CONSULTANT**

*JD*  
*DL*  
*JB*

**SUMMARY:**

Tuula Talvi and Sam Vanella own approximately 174 acres of land that lie immediately between the airport and the Union Pacific Railroad tracks. The property boundaries are shown in red on the attached Land Use Map and shaded brown on the aerial photo. Staff has been informed that the two owners wish to sell and/or lease their combined properties to an interested party who wishes to develop the site as an almond orchard.

Since the property is adjacent to the airport, staff wanted to inform you of the potential development plans for the site. The 174 acres is a mix of both incorporated (approximately 122 acres) and unincorporated land (approximately 52 acres) and land use designations. 144 acres are currently classified for industrial use on both the City and County Land Use Elements of the respective General Plans.

The incorporated property consists of 92 acres with a Land Use Designation of "Industrial" and 30 acres "Unclassified" on the General Plan. The Industrial land is zoned M-1; Light Industrial, and the Unclassified land is zoned PD, Planned Development. The City Zoning Code does not permit agricultural uses within the M-1 Zoning District and the PD District would require the issuance of a "Use Permit".

Tuula Talvi who owns the incorporated property currently zoned M-1 has submitted a letter (attached) requesting the City consider rezoning the 92 acres from M-1 to a zone that would allow agricultural uses. Prior to rezoning the 92 acres the General Plan Land Use designation would have to be appropriately classified to allow agricultural uses. The City of Corning is amidst a comprehensive update of the General Plan. For that reason it is timely to consider a reclassification of the Land Use designation for the site. An appropriate Land Use designation may be Large Lot Residential as discussed in this staff report.

**BACKGROUND:**

Much of the area has been classified "Industrial" for many years, yet little development has occurred. The railroad and the airport are east-west access barriers that have limited development. Additionally, since there is no convenient rail crossing, the access via Blackburn

Avenue requires circulation through a residential neighborhood and by the high school. These are not the best circumstances to introduce heavy industrial traffic.

The Corning Planning Commission has been working with staff and the City's consultant on the General Plan Update. Due to the limited access, as discussed, the Commission is considering in its recommendation to the City Council in designating the 30 acres currently designated "Unclassified" to a "Residential" Land Use classification. This would allow the 30 acres to be zoned R-1 which does allow the establishment of agricultural uses. The Commission has not been made aware of, nor discussed reclassifying the remaining 92 acres currently designated Industrial. The City received Ms. Talvi's request after the last Planning Commission meeting.

#### **LARGE LOT RESIDENTIAL DESIGNATION:**

Our existing Residential Land Use Designations and Zoning Districts permit suburban and urban residential densities of seven (7) units per acre. Staff and the Planning Commission are proposing a new General Plan Land Use Designation called "Large Lot Residential" that could be applied to properties at the interface between the City and residential/agricultural properties in the County. If this Land Use designation is applied to this site a rezoning to permit residential use at a density of one dwelling unit to two acres could occur. In addition to the lower density residential use, agricultural uses, such as an almond orchard would be permitted by the General Plan and Zoning District.

The Large Lot Residential Land Use Land Use Designation may be an appropriate reclassification for the existing Industrial and Unclassified lands for the current development plans as an almond orchard. Additionally, the Airport Layout Plan envisions acquisition of the eastern most 330' of the subject property to provide additional separation between the runway and any future conflicting land uses. However, if designated Large Lot Residential almond trees would be allowed to be planted in this 330' separation area but if and when residential development was proposed for the site at two (2) acre densities, the City could require the easement be offered for dedication on Subdivision Maps.

#### **STAFF RECOMMENDATION:**

**The Airport Commission recommend that the incorporated property owned by Tuula Talvi located west of the Corning Airport be reclassified in the General Plan from "Industrial" and "Unclassified" to "Large Lot Residential".**

HOUGHTON AVENUE

GALLAGHER AVENUE

WOODSON AVENUE

BLACKBURN AVENUE

3RD STREET

STATE ROUTE 99 W

OS

R2

1ST STREET

PD

M40

F40

R-1-10

MARQUERITE AVENUE

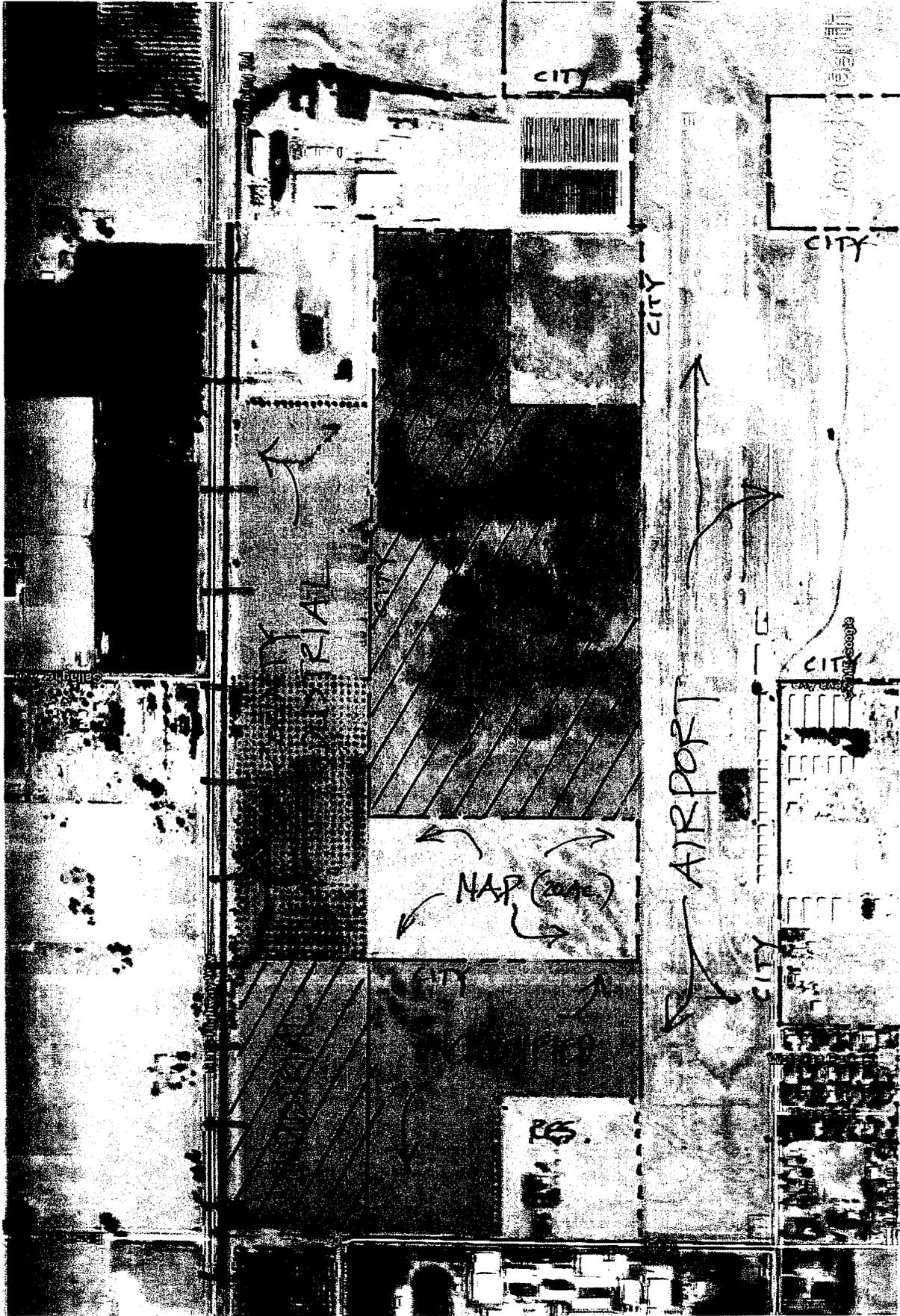
MOONET COURT

BLACKBURN AVENUE

AV

NEVA AVENUE

OLIVE ROAD



Google earth



*Tuula T. Talvi*

249 Franciscan Dr, Danville, CA 94526

Tel. (925) 820-8438

Email: tuulatalvi@gmail.com

April 28, 2015

John Stoufer  
Planning Director  
City of Corning  
794 Third St  
Corning, CA 96021

Re: Change of zoning

Dear John,

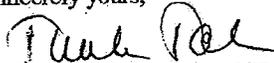
I would like to request a change of zoning classification for land owned by me in the City of Corning from the current M-1 to residential also allowing agricultural use. As we have discussed in the past the location and lack of suitable access prevents development of this property for uses allowed under M-1 zoning.

As always, your opinions and recommendations are highly valued. Please let me know what you believe would be the highest and best use of this land, in the best interest of Corning and what I may do to accomplish it?

The parcels currently zoned M-1 are identified as County of Tehama, Assessor Parcels Number:  
075-020-19, 075-020-39, 075-020-40, 075-020-41, 075-020-42;  
and 075-080-03, 075-080-39, 075-080-53, 075-080-54.

Your assistance is greatly appreciated.

Sincerely yours,



Tuula Talvi