



**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

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 March 3, 2014 Airport Commission Meeting with any necessary corrections.**
- 2. Discussion of Solar Arrays proposed to be installed on adjacent property owned by Crain Walnut Shelling, Inc.**

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: WEDNESDAY, OCTOBER 29, 2014



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

All members of the Commission were present except Chairperson Boot.

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

D. **REGULAR AGENDA:**

1. **Waive the Reading and Approve the Minutes of the January 6, 2014 Airport Commission Meeting with any necessary corrections.**

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

2. **Update on the status of the Corning Volunteer Fire Department Training Facility. (Informational Only)**

City Staff provided information on the Corning Volunteer Fire Department Training Facility to be established on a portion of the City's Airport property such as:

1. Training would take place on Wednesday evenings during the Department's scheduled training days; and
2. Will not involve any open flames, all flames would be inside cargo containers to simulate a fire within a building.

Commissioner Miller voiced smoke concerns and questions relating to smoke resulting from the training, but in conclusion stated that due to the hours the training would take place it probably would have no negative effects on the Airport itself.

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.**

City Staff presented this item explaining they were seeking comments/concerns from the Commissioners relating to Corning Union High School District's application for a Use Permit to install Solar Arrays on Airport property via a Lease Agreement with the City. Staff provided the Commissioners with the information regarding the arrays proposed location, dimensions, numbers, etc. The Commission discussed Commissioner Miller's safety concerns regarding solar array reflective glare to incoming air traffic, and confirmed that any revenue received from the Land Lease Agreement would be placed in the Airport Enterprise Funds.

Commissioner Miller moved to recommend approval of the Use Permit to the Planning Commission. Commissioner Davies seconded the motion. **Ayes: Salado, Davies and Miller. Absent: Boot. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Boot absent and one vacancy on the Commission.**

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

F. **ADJOURNMENT:** 6:48 p.m.

Patrick Walker, Public Works Director

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

**ITEM NO: D-2
REVIEW AND COMMENT ON AN APPLICATION
SUBMITTED TO THE TEHAMA COUNTY AIRPORT
LAND USE COMMISSION BY CRAIN WALNUT
SHELLING FOR THE ESTABLISHMENT OF AN
ADDITIONAL 5.42 ACRES OF GROUND MOUNT
SOLAR PANELS ON PROPERTY ADJACENT TO
THE WEST BOUNDARY OF THE CORNING
AIRPORT.**

NOVEMBER 3, 2014

TO: AIRPORT COMMISSIONERS OF THE CITY OF CORNING

**FROM: JOHN BREWER, AICP; CITY MANAGER
PATRICK WALKER, PUBLIC WORKS DIRECTOR
JOHN STOUFER, PLANNING CONSULTANT**

PROJECT DESCRIPTION:

Crain Walnut Shelling has submitted an application to the Tehama County Airport Land Use Commission (ALUC) requesting a Determination of Compatibility for the establishment of a 5.42 acre private ground mount solar facility. The solar panels will be located just west of the airport boundary, adjacent to and south of the existing solar panels currently used to supplement power at the shelling facility and within the Overflight Zone Safety Area as depicted in the Comprehensive Airport Land Use Plan for the Corning Municipal Airport.

SUMMARY

The property is owned by Crain Walnut Shelling and located outside the city limits within the unincorporated area of Tehama County therefore the City has no jurisdictional authority over the project. The Tehama County Planning Department sent the application to the City for review and comments. City Manager, John Brewer directed staff to schedule review of the application before the Airport Commission. If the Commission has any concerns or comments relative to the application staff will forward them to the County prior to, or at, the ALUC meeting scheduled for November 6, 2014.

ACTION:

Review ALUC application 14-02 and direct staff to submit any comments or concerns the Airport Commission has to the Tehama County Airport Land Use Commission.

ATTACHMENTS

- | | |
|-------------|--|
| Exhibit "A" | ALUC application and exhibits. |
| Exhibit "B" | Land Use Compatibility Guidelines for Overflight Zone Safety Area. |

Exhibit "A"

TEHAMA COUNTY AIRPORT LAND USE COMMISSION

Sean M. Moore, AICP—Director of Planning

444 Oak Street, Room 11, Courthouse Annex Second Floor

Red Bluff, California 96080

Telephone (530) 527-2200 Fax (530) 527-2655 Email: planning@co.tehama.ca.us



AIRPORT LAND USE COMMISSION—APPLICATION

REVIEW FEE: \$540.00

OCT 03 2014

ALUC DATE: _____

RECEIPT # _____

APPLICANT(S):

TEHAMA COUNTY
PLANNING DEPT

Name: Mike Wallace, Crain Walnut Shelling, Inc.

Mailing Addr: 10695 Decker Ave

City/State/Zip: Los Molinos, CA 96055

Day Phone: 530-529-1585

Email: mike@crainwalnut.com

REPRESENTATIVE: (if other than applicant)

Name: Faryal Saiidnia, SPG Solar, Inc.

Mailing Addr: 1039 N. McDowell Blvd., Suite B

City/State/Zip: Petaluma, CA 94954

Day Phone: 707-781-1046

Email: faryal.saiidnia@spgsolar.com

Assessor's Parcel Number: 075-020-20-1

Project Location: Eco-shell, 5340 Grange Rd., Corning, CA 96021

Located Within:

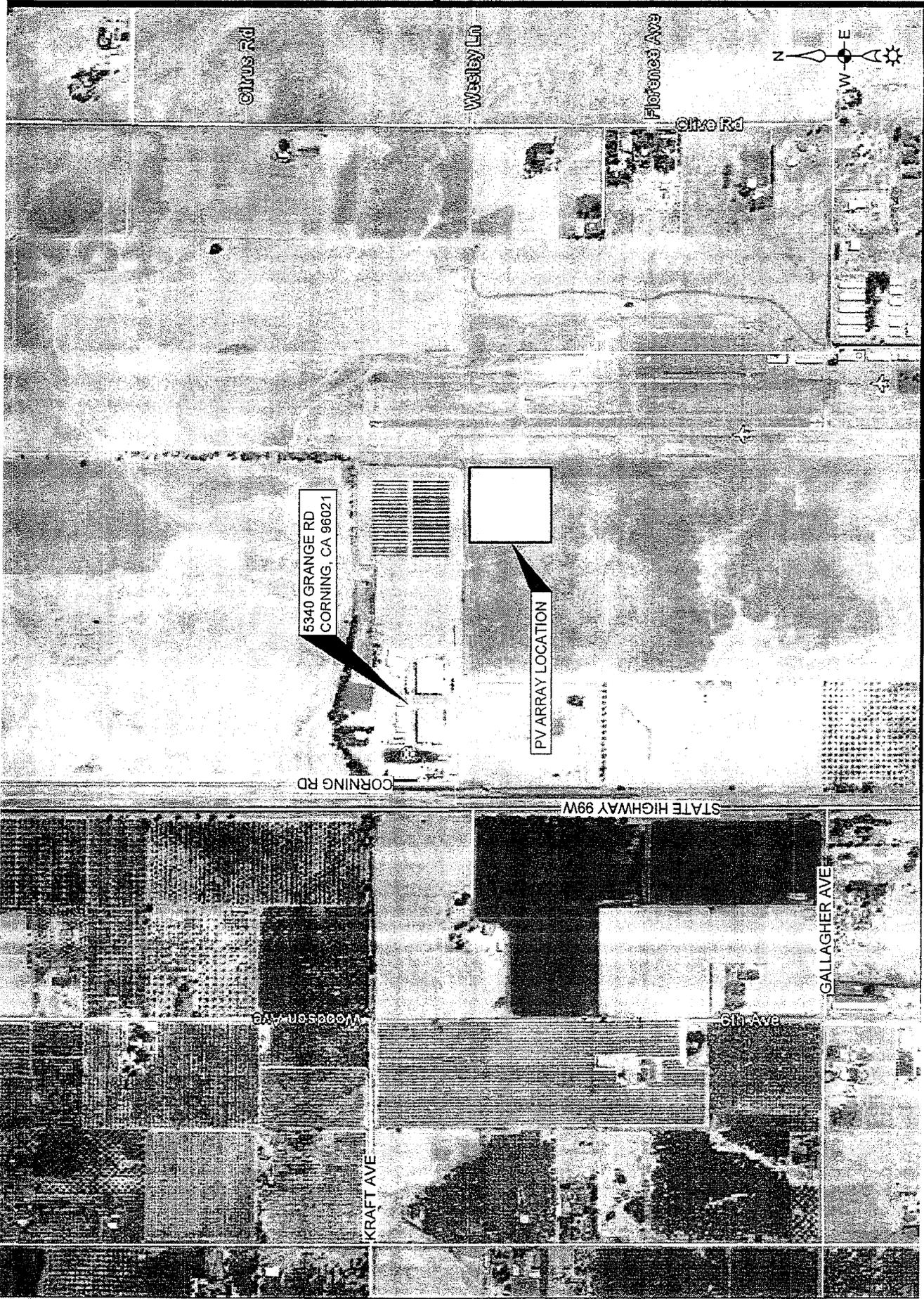
- Approach Zone
- Overflight Safety Zone
- Clear Zone Safety Area

I hereby request that the Tehama County Airport Land Use Commission review the following project pursuant to the Tehama County Airport Land Use Plan.

Signature of Applicant

Michael Wallace / CFO

PROJECT # ALUC 14-02



CITRUS RD

WESLEY LN

FLORENCE AVE

CITRUS RD

5340 GRANGE RD
CORNING, CA 96021

PV ARRAY LOCATION

CORNING RD

STATE HIGHWAY 99W

GALLAGHER AVE

6th Ave

KRAFT AVE

Owners Name: CEAH WILMUT STREET
 Property Address: 540 CEAH ST
 Phone Number: 540 509-1585
 Assessor's Parcel Number: 015-020-20-1
 Scale: _____
 Any permit issued pursuant to the approval of this plot plan, DOES NOT authorize violation of any covenant, condition or restriction which may apply to your land. If your property is in a planned development, check with your property owners association before building.

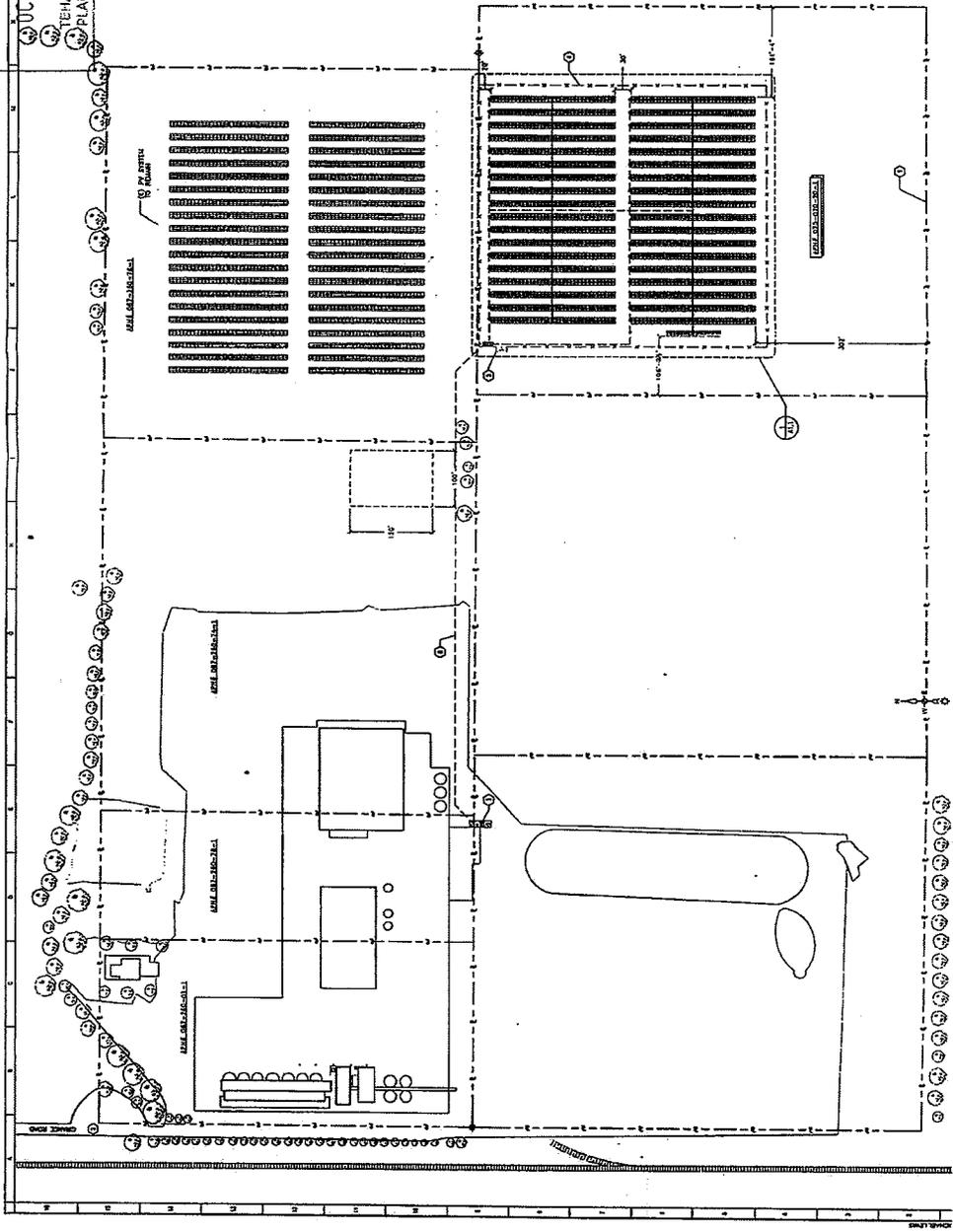
- THE FOLLOWING INFORMATION MUST APPEAR ON THIS PLOT PLAN:**
1. Property boundary dimensions, parcel size, building setback and easements.
 2. Encroachment location to private, public, or State Right of Way.
 3. All existing structures on the property, shown at appropriate scale.
 4. Utility services (gas, water, sewer or septic system, and electric service), Propane tank shall be no closer than 10 ft. to property line, structure, or source of ignition.
 5. Locations of any slopes on the property. If the structure is in any way impacted by a slope not identified on the plot plan, the inspector will stop the builder from processing and require the re-submittal of the plans to the Building Department. (CSC 1808A.7.1&2)
- THIS PLAN SHALL INDICATE AN ACCURATE TRUE NORTH ARROW.**



RECEIVED

OCT 03 2014

TEHAMA COUNTY
 PLANNING DEPT



PERMIT ISSUANCE APPROVAL

PLANNING DEPARTMENT

Zoning M-1-H-25 Meas Setbacks
 Private Road Public Road
 Encroachment Permit Required (Contact Public Works)
 Grading:
 Over 250 Cubic Yds Within 250' of Water Course
 Disturbs 10,000+ s.f. Road Construction/Building Pad
 Grading Permit Required (Contact Public Works)
 Approved For: BRAND MOUNT STAB
 By: PEP Date: 07-09-14

PM # _____ TPM# _____ MMP N/A

BUILDING & SAFETY DEPARTMENT

USE Good Mount Stab
 OCCUPANCY U
 FLOOD MAP # H100 ZONE X IN OUT X
 WATER SOURCE: GROUND WATER OTHER TREATED
 By: CD Date: 7-9-14
 CHARGE WITH: PV Burnis

ENVIRONMENTAL HEALTH DEPARTMENT

APPROVED
 WITH COMPLIANCE TO CORRECTION ON PLAN
 REGARDING: SEWAGE DISPOSAL
 WELL LOCATION
 STRUCTURAL

By: Calvin Date: 7-9-14
OK for sales only.
COUNTY FIRE-CAL FIRE
 Tehama County Fire Department Requirements
 (Ordinance 1837)

TEHAMA COUNTY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 633 WASHINGTON STREET, RM 35
 RED BLUFF, GA 30080

Ordinance 1837: Adjoining Administration, Emergency Access, Signage and Building Numbering, V-Final Modification Standards, Setbacks
 Building is 30' or more from property line/center of road.
 Building is less than 30' from property line/center of road.
 Same Practical Effect Requirements Required.
 Other: _____
 Fire Flow Required (CFC Appendix B).
 Fire Hazard Abatement (Ordinance #1912.8.05)
 Vehicle Impact Protection Required
 Sprinklers Required (CFC)
 Smoke Required (Ordinance #1884)

By: Calvin Date: 9 July 2014

Exhibit "B"

The Approach Zone Safety Areas for the Corning Airport Land Use Plan are indicated on Map 2 as Safety Area 2. Land Use Guidelines are set forth in Table 1, please refer to the Safety Map #2 and Map #2A on both Pages 11 and 12.

D. OVERFLIGHT SAFETY AREAS

The Overflight Zone is the relatively large area where aircraft maneuver to enter or leave the traffic pattern and is usually defined by the FAR Part 77 horizontal surface. The Tehama County ALUC, however, has adopted an Overflight Zone which takes in land beneath the horizontal and conical surfaces as defined by FAR Part 77. This Overflight Zone is depicted on Map #2 and Map #2A Page 11 & 12.

Land use compatibility within the overflight zone for general aviation airports is more difficult to define than runway protection zones and approach zones. Hazards are low compared to areas closer to runways. However, there is a measurable accident potential in airport traffic pattern areas. Mid-air collisions are more prevalent in this area. Large assemblages of people should not be located beneath the airport traffic pattern because of the potential for injury if there were a crash. Specific types of land uses that are discouraged or that have been suggested for relocation outside airport traffic patterns are: schools and hospitals; spectator sports areas; auditoriums; amphitheaters.

Table 1 sets forth the land use guidelines of this Plan for the Overflight Safety Areas. The Principal concept is that most normal uses can be allowed, but high density residential, retail commercial uses which would attract large groups of people should be considered on an individual basis to ensure compatibility with airport flight patterns. For example, a high density residential subdivision directly under the extended center line of the approach zone would be unacceptable but such a use in another location within the Overflight Zone could, as far as airport issues are concerned, be determined to be acceptable.

Policies:

1. The Overflight Safety Area for the Corning Airport Land Use Plan is indicated on Map #2 and Map #2A, Page 11 & 12 as Safety Area 3. Land Use Guidelines are set forth in Table 1.

E. GENERAL POLICY:

It is a policy of the Airport Land Use for the Corning Airport that the following guidelines be applied in the planning, zoning and project review of land use within the recognized airport safety areas. The functions of the guidelines are to identify uses which are acceptable or unacceptable and to describe certain criteria under which certain uses might be acceptable.

It should be noted that consideration of the land uses addressed herein, as well as similar land use that have not been specifically addressed, should be guided by a commitment to the overall purpose of airport land use policies:

To protect public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports.

Land use or land use characteristics which may affect safe air navigation or which, because of their nature and proximity to an airport, may pose high risks to the land users shall be avoided in the vicinity of an airport.

Land uses which attract concentration of birds are a concern because of the agricultural uses near the Corning Airport. In applying the Safety Compatibility Criteria to agricultural areas, attention should be given to whether a particular type of agricultural use commonly attracts birds.

4

and Map #2A on Page 11 and 12.

LAND USE GUIDELINES - *Overflight Zone Safety Areas*

Residential

Single Family	Yes
Multiple Family	Yes (1)
Mobile Home Parks	Yes (1)
Hotels, Motels	Yes (1)

Commercial/Retail Yes (1)

Industrial/Manufacturing

Warehousing, Storage of non-flammables	Yes
All Others	Yes (1)

Transportation Yes

Communications, Utilities Yes

Public and Quasi-Public Services

Cemeteries	Yes
Schools, Hospitals	Yes (1)
Other Public and Quasi-Public Services and Facilities	Yes (1)

Outdoor Recreation Facilities Yes (1)

Resource Production, Extraction and Open Space Yes

Subdivisions Yes (1)

- (1) Projects must be reviewed on individual basis. A finding, supported by facts in the record, must be made for any project approval stating: Approval of the project is consistent with the need to protect public health, safety and welfare by ensuring the orderly expansion of the airport and the adoption of land use measures that minimize the public's exposure to substantial noise and safety hazards within areas around public airports.

VI. NOISE COMPATIBILITY

Noise contours are based on the Community Noise Equivalent Level (CNEL) as defined in Title 21 of the California Code of Regulations. The noise contours for the Corning Airport are shown on Map, Page 22. These noise contours were developed as part of the Corning Airport

Master Plan.

The history of noise complaints around general aviation airports suggests that some land use regulation measures are required under the traffic pattern and within the 55 CNEL contour. Preferred measures are those that restrict residential land use within the traffic pattern. Land use restrictions may include prohibiting residential development underneath the traffic pattern or limiting development to low density uses.

CNEL noise contours for current conditions (2000) and future conditions (2020) were calculated. Map #3 shows the current 2000 CNEL situation while Exhibit 12 shows the future. There are no incompatible land uses within even the 55 contour, since critical noise is within the airport property. Therefore, noise is not a problem in Corning.

As development is proposed in the area between 60 and 65 dBA (CNEL) noise contours, Tehama County should evaluate the impact of aircraft noise on proposed development and consider noise reduction measures, aviation noise easements and buyer-renter notification.

The relative acceptability or unacceptability of particular land uses with respect to the noise levels to which they would be exposed is indicated in the Table 1 "Airport/Land Use Noise Compatibility Criteria". Of course, proposed land uses shall also be compatible with height and safety criteria.

One of the conditions for approval of a land use which is "marginally acceptable" or "normally unacceptable" for the given noise environment is that the proposed building must provide a satisfactory degree of noise attenuation. Table 1 shows the maximum acceptable interior noise levels for commonly occurring noises from exterior sources. If the proposed structure can reduce the noise exposure to the indicated level, the proposed use may be acceptable.