



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, MARCH 18, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker**

Chairman: Robertson

All members of the Planning Commission were present except Commissioner Poisson.

C. MINUTES: The Minutes of the January 21, 2014 Planning Commission Meeting will be presented for approval at the next Planning Commission Meeting.

D. BUSINESS FROM THE FLOOR: None.

E. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. **ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.**

- 1. Use Permit 2014-269 - Corning Union High School District: Corning Union High School District is proposing to establish a 0.3 MW Photovoltaic Generation System (Solar Array) on property owned by the City of Corning pursuant to a Lease Agreement previously approved. Assessor's Parcel No. 75-080-29, address: 642 Blackburn Ave.**

Chairperson Robertson opened the Public Hearing at 6:32 p.m. Commissioner Poisson entered the meeting at 6:32 p.m.

Planning Consultant John Stoufer briefed the Commission on the contents of the Use Permit specifying the location of the solar arrays on the City's property. He explained that although the project didn't require approval from the County's Airport Land Use Commission, Staff did present the information for review by the City's Airport Commission. They saw no issues with the proposal. Mr. Stoufer stated Staff has recommended four Factual and Legal Subfindings along with four Conditions.

Commissioner Barron confirmed that the house on the property is owned by the City and that the current renter has no problems with this installation. Commissioner Poisson inquired about the fencing around the arrays and whether they have experienced problems in other areas with kids getting around the fencing; she was informed that it really hasn't been a problem in other areas. Commissioner Mesker inquired about the terms of the Lease Agreement and was informed it was a 25 year Lease. Commissioner Barron confirmed that the glare from the solar panels would not cause problems for pilots approaching the Airport. Mr. Stoufer stated that the City has researched this and the panels are supposed to be none glare and are not similar to those used in Barstow.

Commissioner Barron moved to close the Public Hearing at 6:43 p.m., Commissioner Reilly seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

Commissioner Poisson moved to adopt the five Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2014-269 subject to the following four (4) Conditions of Approval permitting the establishment of a 0.3 MW Photovoltaic Generation System on Airport property owned by the City of Corning. Commissioner Barron seconded the motion.

Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.

2. Use Permit 2014-270 – Corning Volunteer Fire Department: Establish an approximately 200' x 200' Fire Training Facility on City owned property zoned AV (Airport District), located at the northwest corner of Blackburn Ave./Marguerite Ave. Assessor's Parcel No. 75-080-25.

Chairperson Robertson opened the public hearing at 6:44 p.m. Planning Consultant Stoufer briefed the Commission on the proposal, explaining that it had been presented to and approved by the City's Airport Commission at the January 6, 2014 Meeting at which they recommended two of the Conditions of Approval. He stated that on January 14, 2014, the City Council approved the submittal of a Use Permit Application by the Corning Fire Department for the 200' by 200' Training Facility explaining that the City Council recommended the Planning Commission incorporate the two Conditions of Approval recommended by the Airport Commission should they approve the Use Permit.

Mr. Stoufer then explained that because the location of the proposed facility is within the "Approach Zone" of the Corning Municipal Airport's Comprehensive Airport Land Use Plan, the Fire Department submitted an application to the Tehama County Airport Land Use Commission (ALUC). The ALUC subsequently submitted the application to the California Department of Transportation, Division of Aeronautics who responded with a letter stating that activities should be avoided in approach zones that emit smoke as the California Airport Land Use Planning Handbook identifies sources of smoke as a potential hazard to airspace. For this reason, County Staff recommended that the ALUC find the facility incompatible with the Approach Safety Area guidelines. However, at the February 20, 2014 Meeting of the ALUC, following a presentation by City Staff and their receipt of a letter from Rainbow Aviation Services (the City's Fixed Base Operator) explaining that there would be no conflict with Airport operations, the ALUC adopted the 8 Subfindings and Findings presented by City of Corning Staff by a 5:1:0 vote.

Reilly asked about Exhibits B & C and where are they located; Chief Spannaus stated they are at Red Bluff and the L shaped ones are in Orland. (Commissioner Barron left at 6:50 p.m.). Commissioner Poisson then confirmed the exact proposed location of the training facility.

Commissioner Poisson moved to close the Public Hearing at 6:52 p.m. and Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Poisson and Mesker. Opposed: None. Absent: Barron. Abstain: None. Motion was approved by a 4-0 vote with Barron absent.**

Commissioner Reilly then moved to adopt the five (5) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2014-270 subject to the following five (5) Conditions of Approval permitting the establishment of a Fire Training Facility on Airport property owned by the City of Corning. Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Poisson and Mesker. Opposed: None. Absent: Barron. Abstain: None. Motion was approved by a 4-0 vote with Barron absent.**

F. REGULAR AGENDA: None.

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

H. ADJOURNMENT: 6:54 p.m.

Lisa M. Linnet, City Clerk