

**SHASTA COUNTY
AIRPORT LAND USE COMMISSION
(ALUC)**

MINUTES

Date: September 30, 2015
Time: 10:00 A.M.
Place: Board of Supervisors' Chambers
Shasta County Administration Center
1450 Court Street, Room 263
Redding, CA 96001

ROLL CALL

ALUC MEMBERS

Barron Browning, City of Anderson Council Member
Brent Weaver, City of Redding Council Member (Alternate)
Les Baugh, Shasta County Supervisor District 5
Bryant Garrett, Redding Municipal Airport Manager
Scott Wahl, Deputy Public Works Director-Engineering (Alternate)
Steve Frost, General Public Representative

ABSENT

Bill Schappell, Shasta County Supervisor District 4

STAFF

Richard W. Simon, Director of Resource Management/ALUC Secretary
James Ross, Assistant County Counsel
Bill Walker, Planning Division Manager
Lisa Lozier, Senior Planner
Kent Hector, Senior Planner
Lio Salazar, Associate Planner
Buffy Gray, Agency Staff Services Analyst I/Recording Secretary

Note: All unanimous actions reflect a 6-0 vote.

Meeting was called to order by the Director of Resource Management, Richard Simon. Director Simon gave a brief introduction to the Airport Land Use Commission (ALUC). He explained to the Commission the process of the meeting and the first steps of business that need to be completed for the meeting to move forward.

NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2015/2016

Elections for Chairman and Vice-Chairman were held. By motion made, seconded (Baugh/Garrett) and unanimously carried, Baron Browning was elected Chairman. By motion made, seconded (Weaver/Frost) and unanimously carried, Les Baugh was elected Vice-Chairman.

NON-HEARING ITEM

NH1: Appointment of Steve Frost as General Public Representative to ALUC.

By motion made, seconded (Baugh/Weaver) and unanimously carried, Steve Frost was appointed General Public Representative.

NH2: Appointment of Airport Land Use Board of Administrative Review (ALUBAR) members.

ALUC Commissioner's had questions regarding the necessity of ALUBAR and its function. The Commission expressed concerns of delegating ALUC review of certain projects to ALUBAR. Chairman Browning requested copies of the bylaws for ALUBAR.

ALUC Secretary, Richard Simon and Assistant County Counsel, James Ross explained the ALUBAR function. Assistant County Counsel, Ross explained an action to change the rules on the ALUBAR function would have to be brought back at a later date as an action item on the agenda. It was explained that the appointment of ALUBAR member's should be carried out at this time.

By motion made, seconded (Baugh/Wahl) and unanimously carried, Steve Frost and Bryant Garrett were appointed ALUBAR members.

APPROVAL OF MINUTES

Due to the length of time in between ALUC meetings, with the last meeting held on May 12, 2008, minutes were distributed to the Commission for informational purposes only.

PUBLIC HEARING

R1: **ALUC 15-001 (JACOBSON):** The Applicant has requested an airport land use consistency determination for the construction and operation of a wireless communications facility (Use Permit 14-023) consisting of a 99-foot-tall monopine structure (i.e. a cell tower camouflaged to look like a pine tree) containing 8 antennas, an 18-foot by 18-foot equipment cabinet area; and one 30 kW diesel standby generator with a 132-gallon fuel tank. Access to the project site would be from Engineers Lane, a private roadway, through a proposed 100-foot-long gravel driveway on the property.

Senior Planner Lisa Lozier presented the staff report. A memorandum was distributed to the Commission containing an additional public comment letter.

Questions were asked by the commission in regards to the traffic pattern zone, the approach zone, tower height, and future effects. A comment was made by Commissioner Frost that there is an existing tower closer to the airport, and that the proposed tower would not interfere with aircraft operations. Commissioner Garrett expressed concerns about the tower being a potential problem in the future with the planned expansion of the Redding Municipal Airport.

The public hearing was opened and Jenny Blocker, representing the applicant, responded to questions from the Commission in regards to the operation of the generator and how many other sites were considered. There being no other speakers for or against the project, the public hearing was closed.

MOTION:

Commissioner Weaver made a motion, seconded by Commissioner Frost, to adopt a resolution finding the project to be consistent with the Redding Municipal Airport comprehensive Land Use Plan (CLUP) with Commissioners Weaver, Wahl, and Frost voting AYE and Commissioners Browning, Baugh, and Garrett voting NO, for a 3-3 vote. Mr. Simon explained that according to the ALUC Rules of Conduct, Rule 9(c), a tie vote is considered a denial which in this case means a finding that the project is inconsistent with the CLUP.

Assistant County Counsel James Ross recommended that the Commission continue the project to allow staff to prepare a new resolution for consideration.

ACTION:

By motion made, seconded (Weaver/Frost), and carried unanimously, the Commission continued the project to a date uncertain.

R2: ALUC 15-002 (TNJ PROPERTIES): The project site is a 4.9-acre parcel located on the west side of State Highway 299 directly east of the Fall River Mills Airport, within the Fall River Mills Airport influence area boundary. The project is the proposed construction and operation of a wireless telecommunication facility consisting of a monopole tower with four (4) antenna sectors, not to exceed 76-feet in overall height, a standby emergency diesel generator with a 132 gallon fuel tank, and ancillary equipment. According to the Federal Aviation Administration, the proposed height would be below the height threshold of the airport transition zone and would not represent a significant obstacle to aviation.

Senior Planner Lisa Lozier presented the staff report. Planner Lozier responded to questions from Commissioner Browning as to why there isn't an Airport Land Use Plan for Fall River Mills Airport. Ms. Lozier and Mr. Simon gave a brief historical explanation.

Commissioner Wahl confirmed the Airport budget is tight and that is why progress on the Fall River Mills Airport Land Use Plan has not moved forward.

Assistant County Counsel James Ross explained the action that needs to be taken by the Commission in regards to this particular project.

The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

ACTION:

By motion made, seconded (Weaver/Baugh) and unanimously carried, the Commission, by Resolution 2015-001 made the finding that there is no adopted Airport Land Use Comprehensive Plan for the Fall River Mills Airport; therefore, the ALUC cannot act on the project and the project is only subject to Shasta County as the approving agency.

ADJOURNMENT: There being no further business, the meeting adjourned at 11:27 a.m.

Submitted by:

Buffy Gray, Agency Staff Services Analyst I
Department of Resource Management
County of Shasta