

**COUNTY OF PLUMAS
AIRPORT LAND USE COMMISSION
SPECIAL MEETING MINUTES**

DATE: August 29, 2023
TIME: 1:00 P.M.

LOCATION: Planning and Building Services
Conference Room
555 Main Street, Quincy, CA

REASONABLE ACCOMMODATIONS



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Land Use Commission Clerk at 530-283-6207. Notification 72 hours prior to the meeting will enable the County to make reasonable accommodations to ensure accessibility. Auxiliary aids and services are available for persons with disabilities.

I. CALL TO ORDER

II. ROLL CALL

Present: Ron Matlock, Gordon Bennie, Bill Powers, Brendan Herbert, Shawn McKenzie

Absent: Todd Roberts and Matthew Samuelson

Also in attendance:

Tracey Ferguson, Planning Director

JD Moore, Facilities Services Department Director/Airport Manager

III. REVIEW AND APPROVAL OF AGENDA

Items may not be added to the agenda; however, the sequence of items already on the agenda may be altered.

Motion: Approval of August 29, 2023 Agenda

Moved by Bill Powers, **Seconded by** Shawn McKenzie.

Vote: Motion carried.

Yes: Matlock, Bennie, Powers, Herbert, McKenzie.

Absent: Roberts and Samuelson

IV. REVIEW AND APPROVAL OF MINUTES

A. Approval of Meeting Minutes of April 19, 2023 (Note, meeting of July 19, 2023 was cancelled)

Motion: Approval of Meeting Minutes of April 19, 2023

Moved by Gordon Bennie, **Seconded by** Bill Powers.

Vote: Motion carried.

Yes: Matlock, Bennie, Powers, Herbert, McKenzie.

Absent: Roberts and Samuelson

V. INTRODUCTIONS

None

VI. PUBLIC COMMENT OPPORTUNITY

None

VII. COMMISSION MEMBER COMMENT PERIOD

A. *Chair's Report*

None

B. *Commissioners' Comments*

Commissioner Ron Matlock notes September 10, 2023 is the annual Fly-In Pancake Breakfast event at Nervino Airport organized by the Rotary Club of Portola.

Commissioner Shawn McKenzie notes on September 23, 2023 there will be an event organized by the Lake Almanor Area Chamber of Commerce called "Big Band Boogie" at Rogers Field.

VIII. BOARD OF SUPERVISOR'S CORNER

None

IX. COUNTY STAFF CORNER

A. *Commissioner Proxy Appointments*

Ferguson notes a review of the commissioner proxy appointment paperwork is in process and at the next meeting of the ALUC, staff will communicate which commissioner(s) have outstanding proxy appointment paperwork to provide.

B. *Pursuant to the action by the Commission on April 19, 2023, the ALUC Policies, Rules, and Regulations Section II(B), Frequency, was amended.*

Ferguson states the amendment has been made to the appropriate document and that the ALUC will now meet on the third Wednesday, quarterly, in the months of January, April, July, and October.

X. DISCUSSION AND POSSIBLE ACTION: IN COMPLIANCE WITH PUBLIC UTILITIES CODE SECTION 21655, REQUEST FOR REVIEW AND POSSIBLE COMMENT ON POTENTIAL NEW STATE COURTHOUSE SITES UNDER CONSIDERATION IN THE VICINITY OF GANSNER AIRPORT, QUINCY

Ferguson review the staff report explaining the background and purpose, that in accordance with Public Utilities Code (PUC) Sec. 21655, the Judicial Council requests that Caltrans Division of Aeronautics provide the Judicial Council with an assessment of the potential courthouse sites and Division of Aeronautics' recommendations concerning acquisition of the sites.

On July 26, 2023, Phillip Miller, C.M., ACE, Aviation Safety Officer, Caltrans, Division of Aeronautics, contacted the Planning Department and Facilities Services Department/Airport Manager to notify the County that Caltrans, Division of Aeronautics received a notice advising of proposed construction of a new Plumas County Courthouse, and that the proposed sites have been identified to be within two miles of the Gansner Airport. Under PUC Sec. 21655, Caltrans, Division of Aeronautics must give the owner and operator, and the Airport Land Use Commission, notice and the opportunity to comment on the proposed State building sites, being within two miles of the airport.

Ferguson notes the deadline for Airport Land Use Commission comment is September 13, 2023, which is why a special meeting was called.

Ferguson continues with a description of the three sites under consideration: Dame Shirley Plaza located at 570 Main Street, Town of Quincy; Feather Publishing Company located at 287 Lawrence Street, Town of Quincy; and Stone House Tavern located at 1918 East Main Street, Town of East Quincy together with 56 Mill Creek Road, Town of East Quincy.

Ferguson states the Dame Shirley Plaza and Feather Publishing Company parcels are within the Gansner Airport Safety Compatibility Zone 6 and between 2,000 and 2,500 linear feet in distance from runway, while the Stone House Tavern and Mill Creek Road parcels are not within any Gansner Airport Safety Compatibility Zones being approximately 1.75 miles in distance from runway.

The Commissioners discussed each parcel in context of Gansner Airport and the Safety Compatibility Zones regulations and standards pursuant to the Gansner Airport Land Use Compatibility Plan after Ferguson explained the staff report findings and analysis for Safety Compatibility Zone 6 (Traffic Pattern Zone) and the basic safety compatibility qualities, criteria guidelines, and ALUC land use recommendations.

Ferguson stated the ALUC procedure pursuant to Section X, Process for Reviews, Subsection "C" of the Plumas County Airport Land Use Commission Policies, Rules, and Regulations, when a project or other action is submitted for an advisory review, the Commission may issue recommendations, but these are not binding on either the sponsor of the project or action or on the Commission with regard to further review or subsequent decision. Further, the Commission must make reasonable effort to provide an advisory review on the same time schedule as for a required review, but is not required to meet any particular schedule.

Commissioner McKenzie noted the Dame Shirley Plaza and Feather Publishing Company parcels are not impacted by Gansner Airport traffic patterns (Runway 07 and Runway 25), which remain north of the Town of Quincy/Town of East Quincy, and that he could provide an exhibit representing the traffic patterns for reference.

The other Commissioners concurred with McKenzie and have no concerns with two- or three-story building height.

Regarding the Stone House Tavern and Mill Creek Road parcels, the Commissioners cited no impact and had no further discussion, as these parcels are outside of the Gansner Airport Safety Compatibility Zones 1 through 6.

Ferguson raised a question about noise, stating that there should be no noise issues, as all of the parcels are outside of the Gansner Airport Land Use Compatibility Plan diagrammed Community Noise Equivalent Levels (CNEL 60 and CNEL 65).

Ferguson raised a question about the total number of people anticipated in the new courthouse at any given time (unknown) and the ALUC land use recommendation in Safety Compatibility Zone 6 that states a population density of use at 150 persons per acre and that special functions should avoid assemblies over 150 person per acre.

Commissioners recommended including all of the Safety Compatibility Zone 6 (Traffic Pattern Zone) basic safety compatibility qualities, criteria guidelines, and ALUC land use recommendations in the comment letter to the state, as follows:

- Generally low likelihood of accident occurrence. Risk concern primarily is with uses for which potential consequences are severe.*
- Allows most nonresidential uses.*
- Recommend population density of uses not to exceed 150 persons per acre.*
- Prohibit outdoor stadiums and similar uses with very high intensities (i.e., special functions should avoid assemblies over 150 persons per acre).*

Motion: Direct staff to draft a letter reflecting the ALUC comments, as discussed at the special meeting of August 29, 2023, with delegation to the Chair to review and execute, and assignment of staff to email the comment letter to the Division of Aeronautics no later than September 13, 2023.

Moved by Shawn McKenzie, **Seconded by** Gordon Bennie.

Vote: Motion carried.

Yes: Matlock, Bennie, Powers, Herbert, McKenzie

Absent: Roberts and Samuelson

XI. FUTURE AGENDA ITEMS

Ferguson noted staff will bring back for discussion and information a workplan and draft Plumas County Airport Land Use Compatibility Plans Outline and Initial Content for Nervino (Beckwourth Airport), Quincy (Gansner Airport), and Chester (Rogers Field).

Request for updates on the Airport Capital Improvement Program activities for the three airports.

XII. ADJOURNMENT

A. Next regularly scheduled meeting of October 18, 2023 (note, a discussion among the Commissioners to potentially move the meeting to October 25, 2023 for greater attendance; staff will work with the Chair and email the Commissioners to determine date)

Motion: Adjourn to the next regularly scheduled meeting of October 18, 2023

Moved by Gordon Bennie, **Seconded by** Shawn McKenzie.

Vote: Motion carried.

Yes: Matlock, Bennie, Powers, Herbert, McKenzie.

Absent: Roberts and Samuelson.