

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

DATE: April 19, 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

Tim Evans, Senior Planner

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 April 19, 2023 Agenda,

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

Vote: Motion carried.

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

IV. REVIEW AND APPROVAL OF MINUTES

A. Approval of Meeting Minutes of January 18, 2023 (Note, meetings of February 15, 2023, and March 15, 2023, were cancelled)

Motion: Approval of Meeting Minutes of January 18, 2023

Moved by Brendan Herbert, **Seconded by** Shawn McKenzie.

Vote: Motion carried.

Yes: Matlock, Bennie, Herbert, McKenzie

Absent: Roberts and Samuelson

Abstain: Powers

V. INTRODUCTIONS

Jerri Nelsen, President of Seneca Healthcare District Board of Directors, is in attendance to answer any questions on the Seneca General Plan Amendment and Zone Change proposed project.

Travis Broussard, buyer in escrow (1125 Highway 36, Chester) is in attendance to discuss potential plans for the property.

VI. PUBLIC COMMENT OPPORTUNITY

None

VII. COMMISSION MEMBER COMMENT PERIOD

A. Chair's Report

None

B. Commissioners' Comments

Commissioner Bill Powers stated there is a refill station at Nervino Airport on the north side for retardant and is a fixed wing station for fire response aircraft.

VIII. BOARD OF SUPERVISOR'S CORNER

None

IX. COUNTY STAFF CORNER

A. 'Thank you' letter sent February 3, 2023, to Caltrans Division of Aeronautics staff for October 19, 2022 presentation to Plumas County ALUC

Ferguson noted that Planning staff sent the thank you letter.

B. Commissioner Proxy Appointments

Evans stated that staff needs Gordon's and Powers' proxy appointments.

C. Geographic Information Systems (GIS) Safety Zones – Interactive Online Map

Ferguson noted that staff will send an email to the Commissioners with more information on the GIS airport safety zones interactive maps available for use by the public.

X. DISCUSSION AND POSSIBLE ACTION: AMEND ALUC POLICIES, RULES, AND REGULATIONS SECTION II(B) - FREQUENCY TO QUARTERLY MEETINGS: JANUARY, APRIL, JULY, OCTOBER

Ferguson explained the Commission had a conversation during the last ALUC meeting to change the frequency of Commission meetings to quarterly (January, April, July, October) and directed staff to include an action item on the April 19, 2023, agenda to consider an ALUC Policies, Rules, and Regulations amendment to Section II(B). Discussion included the continued Commissioner support of changing the frequency of meetings to quarterly. Ferguson noted that the Commission can call a special meeting, if needed, at any time.

Motion: *Amend ALUC Policies, Rules, and Regulations Section II(B) for the frequency of when ALUC meetings will occur, being quarterly, in January, April, July, and October.*

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

Vote: *Motion carried.*

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

Absent: *Roberts and Samuelson*

XI. DISCUSSION AND POSSIBLE ACTION: SENECA HEALTHCARE DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE PURSUANT TO ALUC POLICIES, RULES, AND REGULATIONS SECTION X – PROCESS FOR REVIEWS

Commissioner Shawn McKenzie stated that as he is the Chief Executive Officer of Seneca Healthcare District, he is recusing himself from any decision as it is a conflict of interest.

Evans presented the project to the Commission as set forth in the staff report, recommending the Commission review the proposed project for conformance with the Rogers Field ALUCP, and approve the project as proposed, in Zone 6 (Traffic Pattern Zone), as there is no other feasible location. Pursuant to Table 9B Basic Safety Compatibility Qualities of Appendix A of the Rogers Field ALUCP, list the following uses to avoid in AIA Safety Compatibility Zone 6: "...children's schools, large day care centers, hospitals, nursing homes." Table 9B defines "Avoid" as the following: "Use generally should not be permitted unless no feasibly alternative is available."

Ferguson commented that the Mitigated Negative Declaration was circulated, and no comments were received, except from the California Department of Transportation.

Commissioner Gordon Bennie inquired about the hospital being located in AIA Zone 6.

Commissioner Shawn McKenzie stated that it is proposed in AIA Zone 6, that other sites were considered, although much of Chester is within AIA Zone 6, and that there was no other feasible location for the hospital.

Evans notes that Zone 6 has a generally low likelihood of accident occurrence, and the Project is located at the extreme periphery of Zone 6.

Ferguson noted that the proposed project also includes 10 units of housing, which is allowed in Zone 6.

Evans comments that when comparing the values from the Plumas County 2035 General Plan Noise Element, the proposed project is beyond the identified Rogers Field noise contours and would not be impacted by a noise level beyond 60 decibels, demonstrating that the noise level impacting the proposed project would not exceed that of the maximum allowed noise level of 65 decibels for the "hospital" land use designation.

Continuing, as stated in the staff report, under 3. Airspace Protection, of "For General Plan, Specific Plan, or Zoning Amendments and Development Projects" of the Application for Land Use Consistency Determination: The airspace located in Zone 6 is generally used for traffic pattern and traffic pattern entry points. The project poses no risk related to building elevation up to and including antennas. The project is not located on the final approach, take-off or proposed missed landing route for the pending RNAV 34. The project will have a medical heliport on the Northwest adjacent to the facility with an approach to the heliport from the west. This will be in the traffic pattern for runway 16 but all approaching medivac helicopters monitor the CTAF anywhere within the Rogers Field vicinity.

Pursuant to Section X(B) of the ALUC Policies, Rules, and Regulations, Ferguson stated that the Commission is allowed 60 days to make the decision from the date in which they received the project information (April 12, 2023), that is, the Commissioners can choose to make a decision today, or wait and review the information further in order to make a decision no later than June 11, 2023.

Commissioner Bill Powers explained that he reviewed the staff report and other documents and is okay with making a decision today.

Motion: *Approve the Seneca Healthcare District project located at 199 Reynolds Road, Chester, as proposed, in Zone 6 (Traffic Pattern Zone), as there is no feasible alternative location.*

Moved by Gordon Bennie, **Seconded by** Brendan Herbert.

Vote: Motion carried.

Yes: Matlock, Bennie, Powers, Herbert

Absent: Roberts and Samuelson

Recuse: McKenzie

XII. DISCUSSION AND INFORMATION: 1125 HIGHWAY 36, CHESTER; APN 001-340-053

Travis Broussard provided information to the Commission on his proposed commercial storage facility and campground uses. Ferguson commented that the information provided to the Commission is only for informational purposes and no action will be taken, as the item was not agenized for action. Ferguson went on to explain that the Commission and staff will need time to understand the proposed project in terms of both the Federal Aviation Administration (FAA) and the Airport Land Use Compatibility Plan (ALUCP) rules and regulations. Broussard explained that the project would be done in phases, first the storage and then the campground. Broussard stated that water and sewer are in proximity to the property; however, the parcel is not part of the Chester Public Utility District (CPUD). Ferguson explained that based on the ALUC Policies, Rules, and Regulations, there are projects that the Commission must act on, while other project reviews are advisory only. Ferguson continued and stated staff will investigate what path the Commission will need to take for this project when Broussard submits to the County.

XIII. FUTURE AGENDA ITEMS

Ferguson noted that further discussion and possible action on the proposed project for 1125 Highway 36, Chester (APN 001-340-053) would be a future agenda item.

XIV. ADJOURNMENT

A. Next regularly scheduled meeting of July 19, 2023

Motion: Adjourn to the next regularly scheduled meeting of July 19, 2023

Moved by Brendan Herbert, **Seconded by** Gordon Bennie.

Vote: Motion carried.

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

Absent: Roberts and Samuelson.