

SHASTA COUNTY AIRPORT LAND USE COMMISSION

MINUTES

Special Meeting

Date: March 13, 2024

Time: 2:00 P.M.

Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners Present: Mike Gallagher, City of Anderson Council Member
Mark Mezzano, City of Redding Council Member
Kevin Crye, Shasta County Supervisor, District 1
Patrick Jones, Shasta County Supervisor, District 4
Ken Griggs, City of Redding Assistant Airports Manager
Shawn Ankeny, Fall River Mills Airport Manager
Steve Frost, General Public Representative

Staff Present: Paul Hellman, Director of Resource Management
Gretchen Stuhr, Senior Deputy County Counsel
Lio Salazar, Planning Division Manager
David Schlegel, Senior Planner
Jessica Cunningham-Pappas, Recording Secretary

Note: All unanimous actions reflect a 7-0 vote.

PUBLIC COMMENT PERIOD-OPEN TIME: None.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Mezzano/Crye) and carried unanimously, the Airport Land Use Commission approved the minutes of the May 4, 2023 meeting, as submitted.

R2: NOMINATION AND ELECTION OF 2024 CHAIR AND VICE-CHAIR:

By motion made, seconded (Jones/Frost) and carried unanimously, the Airport Land Use Commission elected the City of Redding's representative to serve as Chair for 2024.

By motion made, seconded (Jones/Frost) and carried unanimously, the Airport Land Use Commission elected Kevin Crye to serve as Vice-Chair for 2024.

R3: APPOINTMENT OF GENERAL PUBLIC REPRESENTATIVE FOR A 4-YEAR TERM:

By motion made, seconded (Crye/Jones) and carried unanimously, the Airport Land Use Commission named Steve Frost as the general public representative for a 4-year term expiring on the first Monday of May 2027.

R4: NOMINATION AND APPOINTMENT OF 2024 ALUBAR MEMBERS:

By motion made, seconded (Mezzano/Gallagher) and carried unanimously, the Airport Land Use Commission appointed Patrick Jones as the 2024 Airport Land Use Board of Administrative Review member with aviation experience.

By motion made, seconded (Mezzano/Gallagher) and carried unanimously, the Airport Land Use Commission appointed Steve Frost as a 2024 Airport Land Use Board of Administrative Review member.

R5 CITY OF REDDING GENERAL PLAN AMENDMENT CONSISTENCY FINDING WITH THE REDDING REGIONAL AIRPORT AND THE BENTON FIELD AIRPORT LAND USE COMPATIBILITY PLANS:

In accordance with Public Utilities Code §21676(b), the City of Redding has referred its Draft General Plan 2045 to the Airport Land Use Commission (ALUC) for a determination regarding its consistency with the Redding Regional Airport and Benton Field Airport Land Use Compatibility Plans (ALUCPs) prior to its adoption. The Draft General Plan 2045 includes no changes to land use designations or mapping of any kind. Policies proposed related to the Redding Regional Airport as well as Benton Field involve a wide range of topics including economic development, transportation, noise, airport hazards and public facilities and services. Only those policies proposed in the Draft General Plan 2045 which relate to the ALUCPs would be subject to the ALUC's review.

David Schlegel presented the staff report. Commissioner Frost stated that there will be a lot of turmoil with respect to Redding Regional Airport when the dragstrip is relocated to accommodate the planned parallel runway. Mr. Schlegel stated that the general plan update does not address the airport master plan effort that is underway for Redding Regional Airport. Commissioner Crye read a statement regarding the need to update the ALUCPs for Redding Regional Airport and Benton Field and made a motion to send this item back to the City based upon the Commission disagreeing with the notion that the general plan update is consistent with the ALUCPs unless the City can demonstrate they followed the methodologies used in the airport land use planning handbook which covers all aspects of State law concerning land and its use around airports.

City of Redding Planning and Community Development Manager Kent Manuel stated that although the City realizes that the ALUCPs have been out of date for some time they are the County's ALUCPs and the City is doing what it can to be consistent with them. Mr. Manuel stated that the general plan update includes policies that direct the City to be consistent with both the ALUCPs and the Division of Aeronautics' airport land use planning handbook with respect to properties within the airport area until such time as the ALUCPs have been updated. Mr. Hellman stated that pursuant to the Public Utilities Code the Commission has 60 days from the date the referral was received to make a consistency determination and if no action is taken within that timeframe by operation of law the general plan update would be deemed consistent

with the ALUCPs so, therefore, referring this item back to the City would not have the intended effect since doing so would result in the general plan update being deemed consistent with the ALUCPs. Commissioner Crye stated that if a vote is taken regarding the general plan update being consistent with the ALUCPs he will vote no. Mr. Hellman stated that the action before the Commission is to determine if the general plan update is consistent with the adopted ALUCPs regardless of whether somebody considers them to be inadequate. Mr. Hellman stated that although Caltrans has encouraged the County to update the ALUCPs they have not provided any funding to do so. Commissioner Gallagher expressed his frustration with the timeframe the Commission is required to act within. Commissioner Griggs expressed his perspective as a member of senior management for the City's airports regarding the general plan update's relationship with the ALUCPs.

In response to a question from Commissioner Mezzano, Mr. Hellman stated that the Commission not taking action would have the same result as if the referral had not come to the Commission in the first place. In response to a comment from Commissioner Crye, Mr. Hellman stated that the law requires the Commission to review the general plan update for consistency with the adopted ALUCPs, not to determine the legal adequacy of the ALUCPs. Mr. Hellman informed the Commission that one option is to take no action if the Commission doesn't feel comfortable making a consistency determination. Commissioner Mezzano asked if the ALUCPs will be updated. Mr. Hellman stated that it is clear that the Commission is in favor of attempting to find the funding necessary to update the ALUCPs and also stated that staff is not aware of any available grants for this effort. In response to a question regarding cost, Mr. Schlegel stated that the Fall River Mills Airport CIP budget includes \$300,000 to prepare an ALUCP and that the same consultant who provided that quote estimates that it would cost an additional \$300,000 to update the ALUCPs for the two City of Redding airports. Commissioner Ankeny stated that the Fall River Mills Airport does not presently have the funds necessary to prepare an ALUCP. Ms. Stuhr provided the three alternative actions the Commission could take regarding this item, including a determination of inconsistency which the City of Redding would have the ability to overrule by a 2/3 vote pursuant to the Public Utilities Code. Mr. Hellman and Ms. Stuhr addressed the need for the Commission's resolution to include appropriate findings if it is determined that the general plan update is inconsistent with the ALUCPs.

By motion made, seconded (Mezzano/Griggs) and carried by a 4-3 vote with Commissioners Crye, Jones, and Frost voting no, the Airport Land Use Commission adopted a resolution to a) find that the Airport Land Use Commission action to determine whether the City of Redding Draft General Plan 2045 is consistent with adopted Airport Land Use Compatibility Plans is not a project as defined in California Environmental Quality Act (CEQA) Guidelines section 15378; b) adopt the recommended findings listed in Resolution 2024-001; and c) determine that the City of Redding Draft General Plan 2045 is consistent with the adopted Airport Land Use Compatibility Plans for Redding Regional Airport and Benton Field based on the recommended findings listed in Resolution 2024-001.

Commissioner Gallagher commented on an inconsistency within the goals and policies of the Economic Development section of the general plan update with respect to reducing regional commuting, gas consumption and greenhouse gas emissions in furtherance of the Green New Deal agenda which has crept into everything we do. Further discussion occurred between Commissioners Frost, Crye, and Gallagher, including the need to update the ALUCPs regardless of whether or not grant funding is available. Mr. Hellman stated that he has received clear

marching orders from the Commission to work with the City and County to update the ALUCPs and report back to the Commission with a plan, which may require local funding if sufficient grants aren't available.

R6: CANCELLATION OF THE REGULARLY SCHEDULED AIRPORT LAND USE COMMISSION MEETING OF MAY 2, 2024

Mr. Hellman stated that per the Commission's bylaws there is one regularly scheduled annual meeting, held on the first Thursday of May, which would have been necessary had this special meeting not been scheduled. Mr. Hellman stated that since the election of Chair and Vice-Chair and the appointment of ALUBAR members for 2024 has already occurred, it is up to the Commission to determine whether or not to cancel the regularly scheduled meeting of May 2nd. Commissioner Mezzano asked if staff would have enough time to report back to the Commission regarding updating the ALUCPs by May 2nd. Mr. Hellman stated that he would provide whatever information is available to the Commission on May 2nd if the meeting is held.

By motion made, seconded (Mezzano/Jones) and carried unanimously, the Airport Land Use Commission voted to not cancel the regularly scheduled Airport Land Use Commission meeting of May 2, 2024.

AIRPORT MANAGER UPDATES: City of Redding Assistant Airports Manager Ken Griggs discussed the Redding Regional Airport runway rehabilitation project, including edge lighting and signage improvements, scheduled for this Fall. Pending FAA approval and funding, other improvements in the works include upgrading to LED lighting, a new electrical vault building, and a better high intensity runway light system. This work will require the closure of the primary runway for 28 days. The commercial airlines are on board and no tickets are being sold for the runway closure dates. The Airport Master Plan for Redding Regional Airport is being updated and that a current approved airport layout plan will be finalized by the end of the year. Management has been working aggressively with various carriers regarding additional air service, including with United about Denver service. Enplanement figures for the past few years were reported.

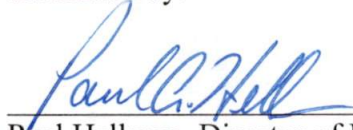
Mr. Griggs then discussed Benton Field activities. The airport layout plan and narrative report reflecting the vision for the airport over the next 20 years was just completed. A new fixed-base operator, Cardan Aircraft Services, was selected in January of this year and as of mid-February they began implementing fueling and maintenance services with flight training to start within 90 days and the reopening of the café by the previous operator will hopefully occur by the end of April.

Fall River Mills Airport Manager Shawn Ankeny discussed the FAA and Caltrans Division of Aeronautics grant funded design work for surfacing of the taxiway, taxi lanes and T-hangar aprons. The main runway was previously resurfaced so it's in good shape. The design work is complete but since the airport does not presently have adequate funds to meet its five percent match obligation for the construction work, which is approximately \$35,000 to \$40,000. Two parties are interested in ground leases at the airport and plan to build private hangars. These leases would generate about \$12,000 per year for the airport. One of the parties is very interested in resuming fuel sales at the airport which the County discontinued several years ago. Commissioner Jones asked if the grants for the airport construction work are time-sensitive. Mr. Ankeny stated that the project will be postponed until next Summer when the airport expects to have sufficient funds to meet its five percent match obligation. Commissioner Frost asked about the hospital's interest in use of the airport for the transport of critically injured persons. Mr. Ankeny stated that they could

talk with the hospital and stated that they have a funding agreement with CAL FIRE for the use of the airport during incidents in eastern Shasta County.

ADJOURNMENT: The Airport Land Use Commission adjourned at 3:09 P.M.

Submitted by:



Paul Hellman, Director of Resource Management
Secretary to the Airport Land Use Commission