

MEMBERS

S. William Abel, Vice-Chair
John Hamill
Peter N. Lindquist, Chair
Gene Muir
David Myers
Toby Reading
Michael P. West



Department of Public Works
Mike Azevedo, Secretary to the
Airport Advisory Committee
1215 Market Street
Colusa, CA 95932
Phone: (530)458-0580
Fax: (530)458-5000
colusacountyca.igq2.com
www.countyofcolusa.com

COLUSA COUNTY Airport Advisory Committee AGENDA

November 6, 2023

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

Welcome to a meeting of the Colusa County Airport Advisory Committee. If you are scheduled to address the Committee, please state your full name for the record. Regularly numbered items may be considered at any time during the meeting. All items are listed in accordance with the Ralph M. Brown act. We invite all members of the public to attend.

You can listen to the meeting by dialing one of the teleconference numbers below:

Phone: 1-916-246-0723
Toll-Free: 1-800-356-8278
Conference Code: 401978 **(This line is for listening in only)**

1:30 p.m. CALL TO ORDER/ROLL CALL

- Pledge of Allegiance

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

1. Airport Advisory Committee - Regular Session - Sep 11, 2023 1:30 p.m.

III. REPORTS

1. Director
2. Members
3. Ad Hoc Committee Reports
4. Public Report of Safety/Maintenance Issues

IV. SITTING AS THE AIRPORT LAND USE COMMISSION

1. Adopt a Resolution finding the General Plan Amendment, Rezoning, and Development Agreement Amendment for a portion of the Blue Heron Ridge (formerly CIP) residential project is consistent with the County's Airport Land Use Compatibility Plan as conditioned.

ADJOURN

**THE NEXT REGULAR MEETING OF THE COLUSA COUNTY AIRPORT ADVISORY COMMITTEE IS
SCHEDULED FOR January 8, 2024.**

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the jurisdiction of the Colusa County Airport Advisory Committee and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes per issue and each individual or group will be limited to no more than 5 minutes each within the 15 minutes allocated per issue. **Note:** No action shall be taken on comments made under this comment period.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS: Pursuant to Government Code section 84308, members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Board member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item since January 1, 2023. Members of the Board of Supervisors who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a Board member since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or by verbal disclosure at the time of the hearing.

All supporting documentation is available for public inspection and review in the office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.

MEMBERS

S. William Abel, Vice-Chair
 John Hamill
 Peter N. Lindquist, Chair
 Gene Muir
 David Myers
 Toby Reading
 Michael P. West

**Department of Public Work**

Mike Azevedo, Secretary to the
 Airport Advisory Committee
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COLUSA COUNTY AIRPORT ADVISORY COMMITTEE MINUTES

September 11, 2023

Board Chambers
 546 Jay Street, Suite 108
 Colusa, CA 95932

The Colusa County Airport Advisory Committee meets in Regular Session this 11th day of September 2023 at the hour of 1:30 p.m. Present: Committee Members Gene Muir, John Hamill, Michael West, David Myers, S. Abel, and Peter N. Lindquist. Absent: Committee Member Toby Reading.

Pledge of Allegiance

I. PUBLIC COMMENT
 None

II. APPROVAL OF MINUTES

1. Airport Advisory Committee - Regular Session - Nov 7, 2022 1:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Abel
SECONDER:	West
AYES:	Muir, Hamill, West, Abel, Lindquist
ABSTAIN:	Myers
ABSENT:	Reading

2. Airport Advisory Committee - Regular Session - Jul 10, 2023 1:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Abel
SECONDER:	Hamill
AYES:	Muir, Hamill, West, Myers, Abel, Lindquist
ABSENT:	Reading

III. REPORTS

1. Director

Mr. Azevedo updates the Committee Members on activities at the County Airport.

Minutes Acceptance: Minutes of Sep 11, 2023 1:30 PM (APPROVAL OF MINUTES)

Mr. Plucker updates the Committee Members on items as they pertain to his department and anticipated future consistency review applications.

2. Members
None.
3. Ad Hoc Committee Reports
None.
4. Public Report of Safety/Maintenance Issues
None.

IV. SITTING AS THE AIRPORT ADVISORY COMMITTEE

1. Chair Lindquist acknowledges receipt of the Colusa County 2022-2023 Grand Jury Final Report, and opens discussion for consideration of responding.

Mr. Azevedo states the Airport Advisory Committee has been invited to comment on Findings 1 through 4 and Recommendations 1 through 5 within the 2022-23 Grand Jury Final Report.

Discussion is held regarding the Committee member's authority to respond and not enough knowledge of the day to day business of the County Airport to reply to the Grand Jury's invitation to respond to the Findings and Recommendations, noting, this would be a function of the Airport Director.

Further discussion is held regarding the following items:

Funding
Hangar Leases / Waiting List
Staffing and
Findings

Following discussion, direction is given to the Airport Director to respond to the Grand Jury 2022-23 Findings and Recommendations.

Chair Lindquist adjourned the meeting at 2:08 p.m. to reconvene in Regular Session on November 6, 2023 at the hour of 1:30 p.m.

Peter N. Lindquist, Chair

Attest: Wendy G. Tyler, Clerk to the
Board of Supervisors

BY _____
Ann Nordyke, Chief Deputy Clerk

Minutes Acceptance: Minutes of Sep 11, 2023 1:30 PM (APPROVAL OF MINUTES)

**COUNTY OF COLUSA, CA****Request For Airport Advisory Committee**

MEETING DATE: November 6, 2023

DEPARTMENT: Community Development Department

FROM: Greg Plucker

SUBJECT: Blue Heron Ridge Residential General Plan Amendment,
Rezoning, and Development Agreement Amendment

SITTING AS THE AIRPORT LAND USE COMMISSION

Adopt a Resolution finding the General Plan Amendment, Rezoning, and Development Agreement Amendment for a portion of the Blue Heron Ridge (formerly CIP) residential project is consistent with the County's Airport Land Use Compatibility Plan as conditioned.

PROJECT OVERVIEW**Agent:**

Jake Morley
2550 Lakewest Drive, No. 50
Chico, Ca 95973
jake@guilloninc.com
(530) 513-3626

Owner:

Ed Hulbert
Blue Heron Ridge
50 Sunrise Blvd.
Colusa, CA 95932

Referring Agency:

City of Colusa
ATTN: Jess Cain
425 Webster Street
Colusa, CA 95932
citymanager@cityofcolusa.com
(530) 682-2933

Project Summary:

The City of Colusa has referred a proposed General Plan Amendment, Rezoning, and Development Agreement Amendment to the Colusa County's Airport Land Use Commission (ALUC) for a determination of consistency with Colusa County's Airport Land Use Compatibility Plan (ALUCP). In general, the proposal includes:

- 1.) Amending the existing General Plan designation of Low Density Residential of 13.31 acre of land to the General Plan designation of Industrial;
- 2.) Rezoning the same 13.31 acres of land from the existing R-1 (Single Family) Zoning District to the M-1 (Light Industrial) Zoning District;
- 3.) Amending the existing General Plan designation of Low Density Residential of 1.725 acres of land to the General Plan designation of Parks and Recreation Open Space;
- 4.) Rezoning the same 1.725 acres of land from the existing R-1 (Single Family) Zoning District to the O-S (Open Space) Zoning District; and
- 5.) Amend the existing Development Agreement to reflect these land use changes.

Please refer to Exhibit "A" for the written narrative and the existing and proposed land use maps.

Location:

The project is located approximately 1,350 feet northwest from the end of Runway 13.



Background:

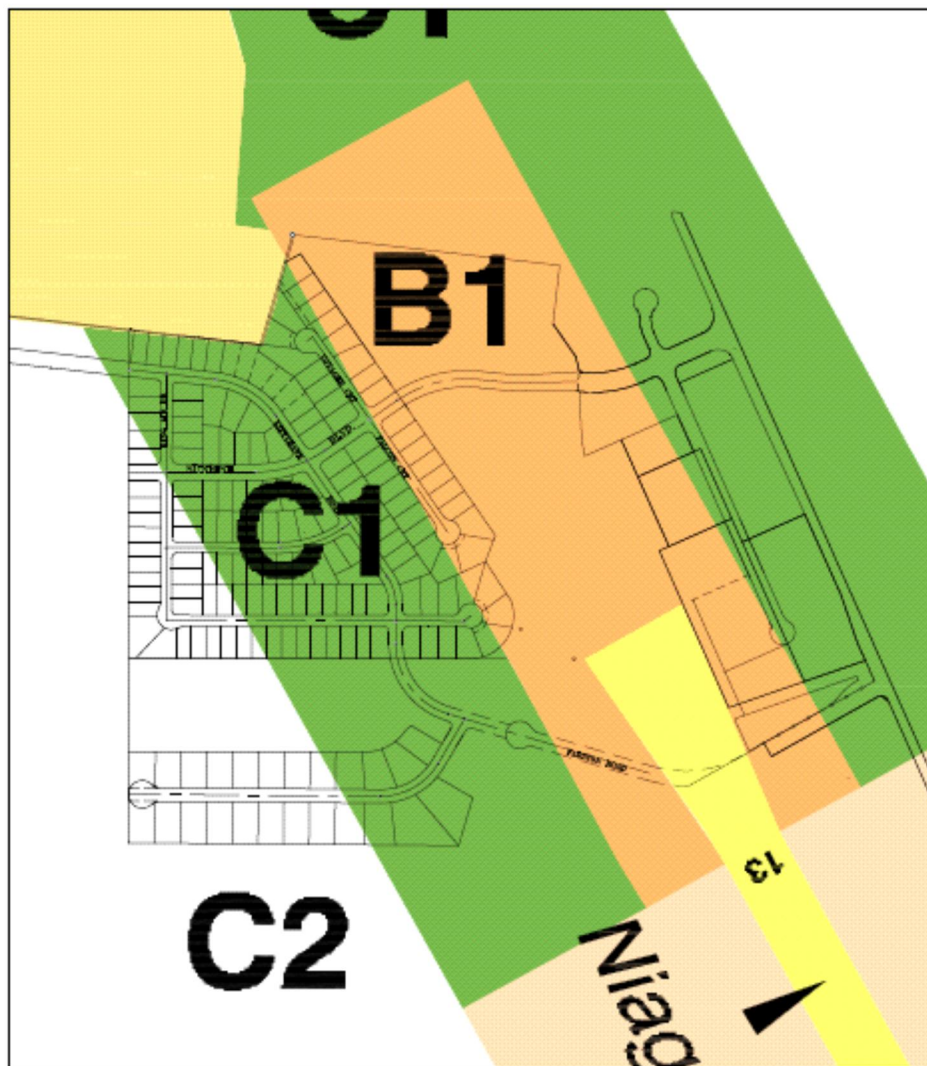
As the Commission will recall, in March of 2021, the Commission adopted a resolution finding that the amended CIP residential subdivision was inconsistent with the Airport Land Use Compatibility Plan. This project has been submitted as part of the effort to resolve the current legal challenge that was filed over the City's compatibility determination over-ride. In essence, the proposed land use changes would eliminate the 24 aviation home lots at the southern end of the residential development and replace those homes with light-industrial development and eliminate 4 other single-family lots at the southwest most corner of standard single-family home subdivision and replace those homes with additional open space. These changes would remove the homes and residents closest in proximity of crop duster flight corridor and reduce the residential conflict.

ANALYSIS:

The proposed General Plan Amendment and Rezoning require Commission consistency review pursuant to Section 2.1.1 (a) of the ALUCP and the Development Agreement amendment requires the Commission's consistency review pursuant to Section 2.2.2 (e) of the ALUCP.

Use Compatibility:

As shown in the illustration below, the lots where the land use would be changed to open space are located in the B1 and C1 compatibility zones and the lots where the land use would be changed to light industrial are located in the C1 and C2 compatibility zones.



The B1 Compatibility Zone is described as the "Inner Approach/Departure Zone" with High Noise Level Risk and a High Risk Level Zone for Safety and Airspace Protection Factors. The C1 Compatibility Zone is described as the "Outer Approach/Departure Zone" with Moderate Noise Level Risk and a Moderate Risk Level Zone for Safety and Airspace Protection Factors. The C2 Compatibility Zone is described as the "Primary Traffic Pattern Zone" with Moderate Noise Level Risk and a Low to Moderate Risk Level Zone for Safety and Airspace Protection Factors.

The proposed open space designation in the B1 and C1 Zones can be either

“incompatible”, “conditionally compatible”, or “normally compatible” depending on the actual use. Given the placement of this area adjacent to residential uses, staff does not anticipate that “incompatible” uses, such as large-scale outdoor assemblies would occur.

The proposed light industrial designation in the C1 and C2 Zones can be either “incompatible”, “conditionally compatible”, or “normally compatible” depending on the actual use. Again, given the placement of this area in close proximity to the residential uses, staff does not anticipate that “incompatible” industrial uses, such as hazardous materials production and bulk storage (flammable, explosive, corrosive, or toxic) uses would be established.

However, for both proposed land uses, once actual uses are proposed in the future, they would be reviewed in the future to determine: (1) whether Commission review is required; and (2) the actual level of compatibility.

Consistency Review with the ALUCP

No actual construction or any project is currently being proposed. As stated above, once an actual project is proposed in the future it would be reviewed to determine: (1) whether Commission review is required; and (2) the actual level of compatibility. At that time Issues that would be reviewed include (but are not limited to) height, population density, open space, light and glare.

PUBLIC COMMENTS:

No public comments have been received at this time. If comments are received following distribution of this staff report, those comments will be provided to the Airport Land Use Commission at the meeting.

ALUC STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the proposed Resolution finding that this project is consistent with Airport Land Use Compatibility Plan subject to the findings and conditions contained in the Resolution.

PRIOR COMMITTEE ACTION

In March 2020, the Commission found that the residential subdivision was inconsistent with the Airport Land Use Compatibility Plan.

FISCAL IMPACT/FUNDING SOURCE

The cost of staff time on this application has been paid for by the application processing deposit submitted by the applicant.

PREPARATION:

Colusa County Airport Advisory Committee (ID # 9431)

Prepared By:

Greg Plucker, Community Development Director (530) 458-0483

ACTION FOR THE CLERK

Obtain the Chair's signature on the resolution and forward an electronic copy to the Community Development Director and a hard copy to:

Jesse Cain
City Manager
City of Colusa
425 Webster Street
Colusa, CA 95932

ATTACHMENTS:

- 2023 11 06 ALUC Consistency Resolution for Blue Heron GPA RZ DA (DOCX)
- Exhibit A Narrative Existing and Proposed Land Use Packet (PDF)

RESOLUTION NO. 23-__

**A RESOLUTION OF THE COLUSA COUNTY AIRPORT LAND USE COMMISSION
MAKING AIRPORT LAND USE COMPATIBILITY PLAN CONSISTENCY FINDINGS
REGARDING THE BLUE HERON RIDGE GENERAL PLAN AMENDMENT,
REZONING, AND DEVELOPMENT AGREEMENT AMENDMENT**

WHEREAS, the Blue Heron Ridge has applied to the City of Colusa for a General Plan Amendment, a Rezoning, and a Development Agreement Amendment to change certain residential land uses to light industrial and open space and this application was referred to the Airport Land Use Commission (ALUC) for a consistency determination with the Colusa County's Airport Land Use Compatibility Plan (ALUCP);

WHEREAS, the project site is located approximately 1,350 feet northwest from the end of Runway 13 of the Colusa County Airport;

WHEREAS, the project site is located in the B1, C1, and C2 compatibility zones of the ALUCP;

WHEREAS, the proposed General Plan Amendment and Rezoning require the Commission's consistency review pursuant to Section 2.1.1 (a) of the ALUCP and the Development Agreement amendment requires the Commission's consistency review pursuant to Section 2.2.2 (e) of the ALUCP.

WHEREAS, the proposed project was submitted to the ALUC for review of its consistency with the ALUCP and at which time the Commission considered the staff report, the requirements of the ALUCP and all oral and written testimony presented concerning the application.

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Airport Land Use Commission makes the following determinations and findings based on the totality review of the project:

- I. The Commission can only make a finding of consistency or inconsistency for the proposed application considered herein and is unable to make any finding of consistency with respect to any future use or development on the project site and, as such, all future uses and development not considered herein must be submitted to the County's ALUC staff to determine if the Commission is required to make a review of consistency consistent with the ALUCP. During any required subsequent review, the Commission may or may not find any future use or building associated with the project is consistent with the ALUCP.
- II. The proposed project (ALUC 23-03) as described in the Commission's November 6, 2023 staff report with its attached Exhibit "A" is herein incorporated by reference has the potential to be inconsistent with the ALUCP due to a variety of issues including but not limited to use compatibility, population density, light and glare impacts, hazardous materials and airspace obstruction, all of which could negatively impact aviation at the Colusa County Airport. However, based on the following facts, conditions on the

proposed development and use, and contingent upon the agreement of project proponents to said conditions detailed herein, the proposed project would be consistent with the ALUCP:

- A. As development is proposed for this area shall, it shall be submitted to the Airport Land Use Commission staff to determine whether Commission review is required;
- B. Projects that trigger consistency review by the Commission shall be processed to the Commission for a consistency determination pursuant to the provisions of the Airport Land Use Compatibility Plan; and
- C. Any changes to the project described in Exhibit "A" attached hereto that are made during the City of Colusa entitlement processing shall be reviewed by the Airport Land Use Commission staff prior to final City Council action to determine whether Commission re-review is required

PASSED AND ADOPTED this 6th day of November, 2023 by the following vote:

AYES:

NOES:

ABSENT:

Peter N. Lindquist, Chair
Airport Land Use Commission

ATTEST: Wendy G. Tyler, Secretary
Airport Land Use Commission

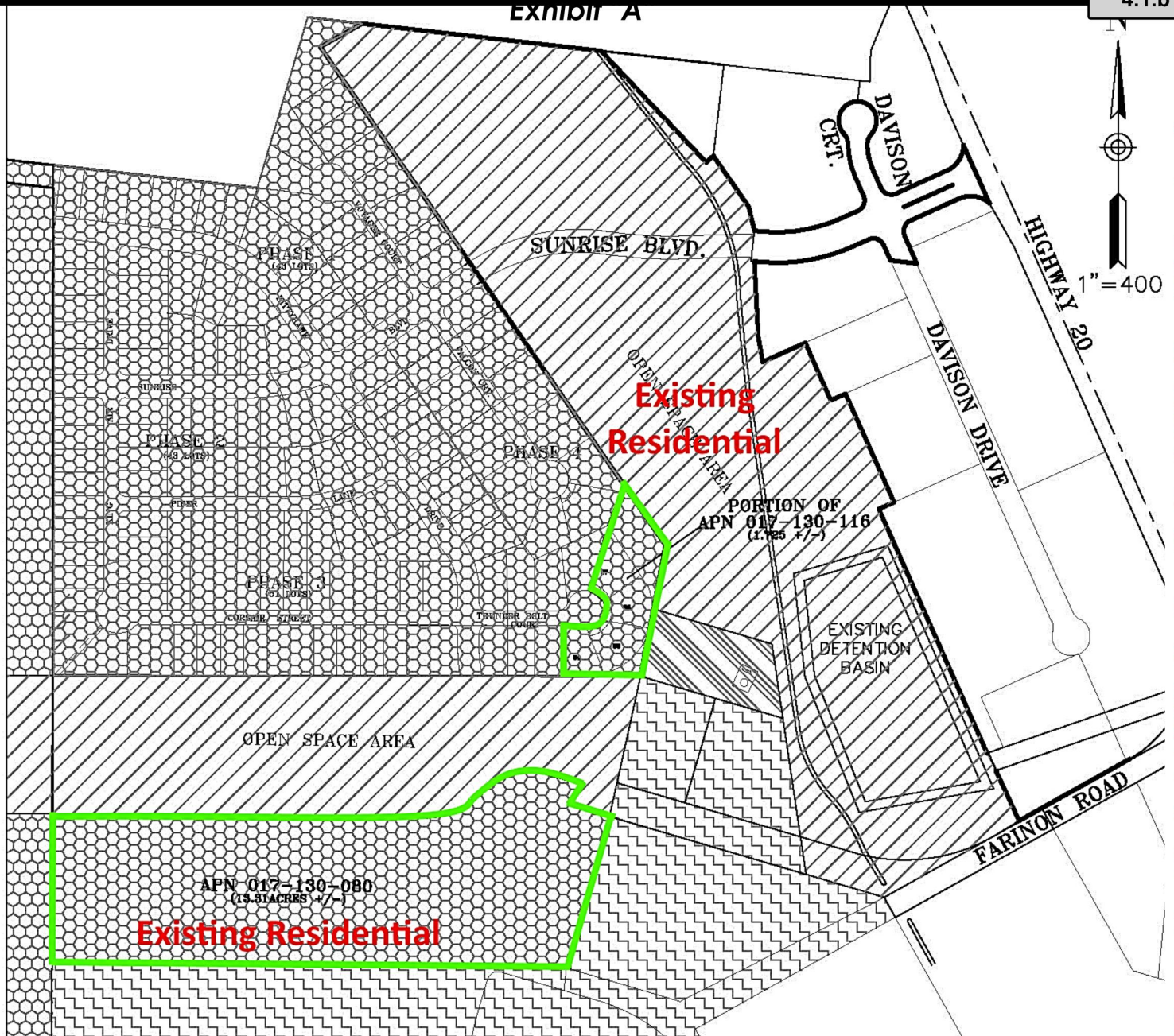
ATTEST TO FORM

Ann Nordyke, Chief Board Clerk

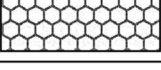
Richard Stout, County Counsel

General Plan Amendment, Rezone and Development Agreement Amendment (Blue Herron Ridge Inc), APNs 017-130-080 and 017-130-166 (Portion of) – A proposal to amend the General Plan designation and zoning on approximately 15 acres. The proposal includes 1) modify the existing General Plan designation of Low Density Residential and zoning of R-1 (Single Family) on 13.31-acre parcel to a General Plan designation of Industrial and zoning of M-1 (Light Industrial); 2) modify the existing General Plan designation of Low Density Residential and zoning of R-1 (Single Family) on 1.725 acre property to a General Plan designation of Parks and Recreation Open Space and zoning of O-S (Open Space); and 3) amend the existing Development Agreement to acknowledge the General Plan Amendment and Rezone for the Sunrise Landing Project.

EXHIBIT A



1"=400'

	ZONING	GENERAL PLAN
	O-S OPEN SPACE	PARKS RECREATION OPEN SPACE
	P-F PUBLIC FACILITIES DISTRICT	PUBLIC FACILITY
	M-1 LIGHT INDUSTRIAL	INDUSTRY DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	LOW DENSITY RESIDENTIAL

— — — — — PROPERTY SUBJECT TO REZONE & GP AMENDMENT

OWNER:

BLUE HERON RIDGE INC.
50 SUNRISE BLVD
COLUSA, CA 95932

ENGINEER/SURVEYOR:

NORTH VALLEY ENGINEERING
AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

ASSESSOR'S PARCEL NUMBER:

APN: 017-130-106

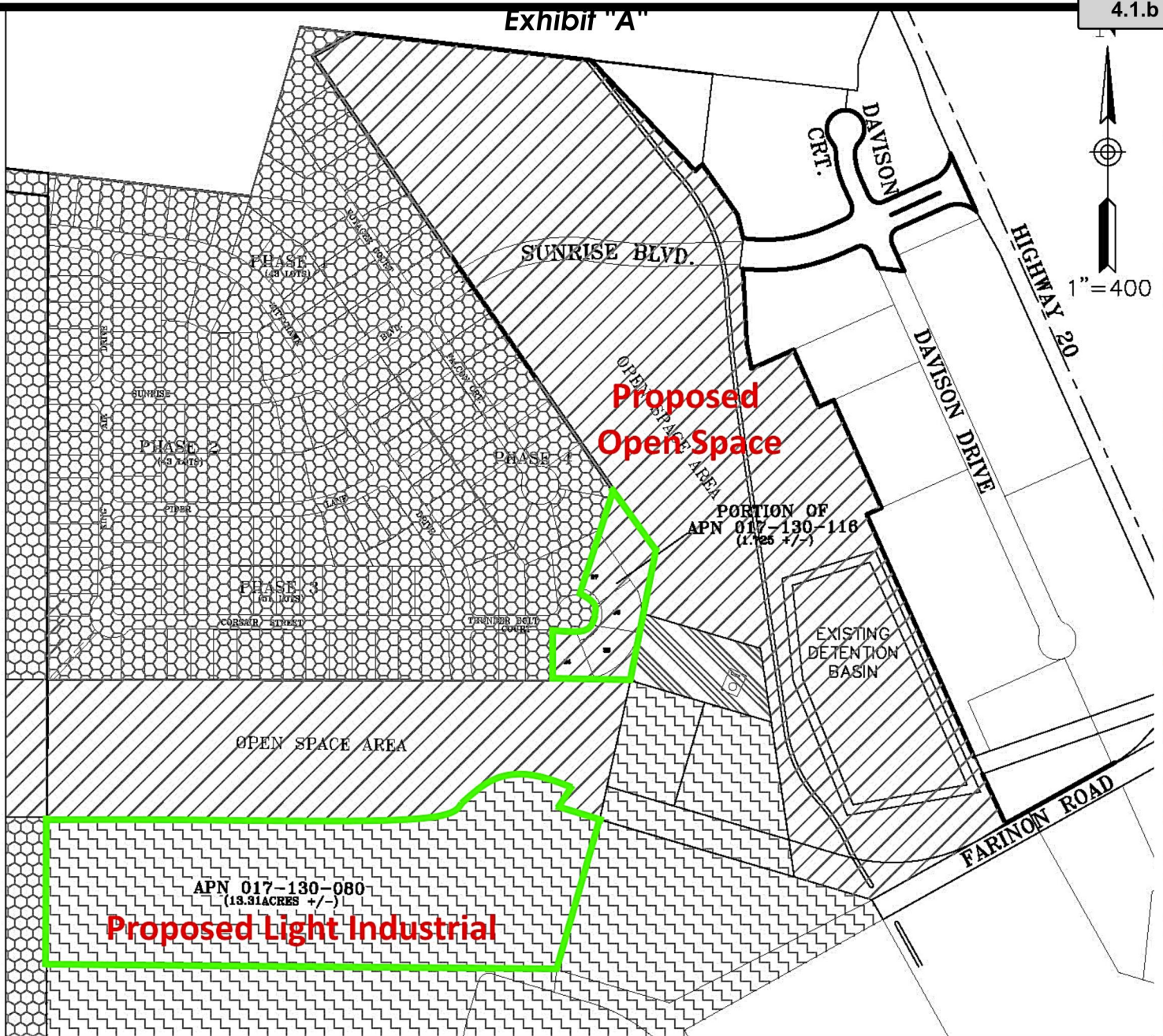
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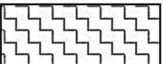
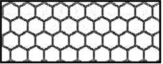
PARCEL ACREAGE AS SHOWN.

PREPARED BY:

NVES
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

EXHIBIT "B"
EXISTING ZONING & GP
BLUE HERON RIDGE INC.



	ZONING	GENERAL PLAN
	O-S OPEN SPACE	PARKS RECREATION OPEN SPACE
	P-F PUBLIC FACILITIES DISTRICT	PUBLIC FACILITY
	M-1 LIGHT INDUSTRIAL	INDUSTRY DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	LOW DENSITY RESIDENTIAL

----- PROPERTY SUBJECT TO REZONE & GP AMENDMENT

OWNER:

BLUE HERON RIDGE INC
50 SUNRISE BLVD
COLUSA, CA 95932

ENGINEER/SURVEYOR:

NORTH VALLEY ENGINEERING
AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

ASSESSOR'S PARCEL NUMBER:

APN: 017-130-106

LOT ACREAGE:

PARCEL ACREAGE AS SHOWN.

PREPARED BY:

NVES
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

EXHIBIT "B"

PROPOSED ZONING & GP

BLUE HERON RIDGE INC.

PAGE 2 OF 2

Packet Pg. 15