



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP

ALUC Secretary

SPECIAL TUOLUMNE COUNTY AIRPORT LAND USE COMMISSION A.N. FRANCISCO BUILDING 48 YANEY AVENUE, 4th Floor Conference Room January 2, 2025 6:00 p.m.

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

1. CALL TO ORDER

3. PUBLIC COMMENT

Members of the public may speak on any item not on the printed agenda. No action may be taken by the Commission.

4. PUBLIC HEARING

Resolution for Consideration of Adopting the updated Airport Land Use Compatibility Plan. Additional documents can be found at <https://tuolumnecounty.airportstudy.net/>

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. COMMISSION BUSINESS

None

8. COMMISSIONER/STAFF REPORTS

9. ADJOURNMENT

The Minutes, Staff Reports, and planning documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney Avenue, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney Avenue, Sonora, California, and will be available at the meeting. Any materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for

review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Tuolumne County Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28FR35.102-35.104 ADA Title 11)

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DATE: December 17, 2024

APPLICANT: County of Tuolumne

PROJECT
DESCRIPTION: Airport Land Use Compatibility Plan (ALUCP) Update

LOCATION: Unincorporated Tuolumne County

1. Tuolumne County is updating its Airport Land Use Compatibility Plan (ALUCP), which was last updated in 2003. The ALUCP is a state-mandated plan to promote land use compatibility in the areas surrounding public-use airports, including Columbia Airport and Pine Mountain Lake Airport. The Tuolumne County ALUCP update process began in 2023 and the County engaged Coffman Associates, Inc. to prepare the plan update.
2. Tuolumne County operates two public-use airports: Columbia Airport (O22) and Pine Mountain Lake Airport (E45).
 - Columbia Airport features two runways: runway 17/35 is lighted and measures 4,670 feet long by 75 feet wide; and runway 11/29 is a 2,600-feet-long-by-100-feet-wide turf runway—one of only two publicly operated turf runways in the state of California. The California Department of Forestry and Fire Protection (Cal Fire) also bases aircraft at the airport.
 - Built in 1969 as a private airport, Pine Mountain Lake Airport was deeded to the county in 1973 and now serves as a public-use airport with a single runway, 9/27, that is 3,625 feet long by 50 feet wide.
3. As part of the plan update, the Community Development Department held a series of workshops for each airport to receive community feedback and answer technical questions. A Planning Advisory Committee also met to facilitate consultation with other involved agencies and stakeholders. Below is a list of the outreach and meetings for the project:
 - PAC #1 June 28, 2023
 - Public Workshops Jan 30 and Jan 31, 2024
 - Meeting boards posted to study website on Jan 31, 2024
 - Project Advisory Committee #2 January 31, 2024
 - Administrative Draft posted September 4, 2024
 - Public Workshops Sept 24 and Sept 25, 2024
 - Project Advisory Committee Meeting #3 Sept 25, 2024
 - Final Draft posted December 3, 2024
 - Public Notice for hearing in newspaper December 18, 2024
 - January 2, 2025 Public Hearing for adoption
4. The geographic scope for each airport in the plan, referred to as the Airport Influence Area, will not change as a result of this update. Topics to be added or clarified by the update include the ALUCP amendment process, findings as to similar uses, special conditions, change of use in existing buildings, height restrictions, and application review response time. The ALUCP update also includes modernized land use and topographic

mapping.

5. On December 3, 2024, the draft update to the ALUCP was released for public comment and was made available to the public for review on the Commission's website. A notice of a public hearing to consider the update was published in the Union Democrat on December 18, 2024. A public hearing and consideration for adoption will be held on January 2, 2025, at 6:00 PM. More information may be found on the study website at: <https://tuolumnecounty.airportstudy.net/>.
6. The Environmental Coordinator reviewed the project and determined that the project is exempt from further environmental review. The proposed changes made to the ALUCP are administrative in nature and have no direct or indirect potential for causing a significant effect on the environment. With certainty, there is no possibility that the proposed ALUCP could have a significant effect on the environment for the areas; as such, this activity is deemed to be exempt from CEQA under the "Common Sense Rule" (Section 15061(b)(3)).

RECOMMENDATION

Is it recommended that your commission adopt the Airport Land Use Compatibility Plan with the attached resolution, and approve the Notice of Exemption for the proposed project.

1 **Airport Land Use Commission (ALUC)**

2 **County of Tuolumne**

3
4 **RESOLUTION OF THE AIRPORT LAND USE COMMISSION**
5 **ON AUTHORIZING THE UPDATE OF THE TUOLUMNE COUNTY AIRPORT LAND USE**
6 **COMPATIBILITY PLAN**
7

8 **WHEREAS**, the Tuolumne County Airport Land Use Commission (“Commission”) is duly formed
9 and operating under the State Aeronautics Act (the “Act”), California Public Utilities Code Section 21001
10 et seq., including Article 3.5, Sections 21670-21679.5 of the Act;

11 **WHEREAS**, the Tuolumne County Airport Land Use Compatibility Plan (ALUCP) is utilized by
12 the Commission to promote compatibility between the Tuolumne County Airports (Columbia Airport and
13 Pine Mountain Lake Airport) and future land use development within the Airport Influence Area (AIA)
14 surrounding the county's airports;

15 **WHEREAS**, ALUCP establishes compatibility criteria for new developments in the AIA and is
16 used by the Commission to fulfill its duties in reviewing plans, regulations, and certain other actions of
17 local agencies for consistency with the ALUCP criteria;

18 **WHEREAS**; the Commission is updating sections of the current ALUCP, which was adopted in
19 January 2003 to include revised noise contours, land use mapping, and references, and limited modifications
20 to countrywide policies to reflect current administrative practices;

21 **WHEREAS**, on December 12, 2022, the Commission engaged Coffman Associates, Inc.
22 (“Consultant”) to prepare amendments to the Tuolumne County Airport Land Use Compatibility Plan
23 (“ALUCP”);

24 **WHEREAS**, on December 3, 2024, the draft update to the ALUCP was released for public
25 comment. The draft update was made available to the public for review on the Commission’s website, and
26 notification was sent to interested parties. Additionally, a notice of a public hearing to be held on January
27 2, 2025 to consider the update was published in the Union Democrat on December 18, 2024.

28 **WHEREAS**, the Commission held a public hearing on the draft update to the ALUCP at its

regularly scheduled meeting on January 2, 2025. During the public hearing, members of the public and involved local agencies were given full and fair opportunities to comment upon, and provide any information related to the draft update to the ALUCP;

WHEREAS, the Commission considered a Notice of Exemption for the Tuolumne County Airport Land Use Compatibility Plan on January 2, 2025 and found that the proposed changes made to the ALUCP were generally administrative in nature and have no direct or indirect potential for causing a significant effect on the environment. As such, this activity is deemed to be exempt from CEQA under the “Common Sense Rule” (Section 15061(b)(3)).

NOW THEREFORE, BE IT RESOLVED, the update to the Tuolumne County Airport Land Use Compatibility Plan has been prepared in accordance with the Act;

BE IT FURTHER RESOLVED, that the County intends to file a Notice of Exemption for the update to the Tuolumne County Airport Land Use Compatibility Plan;

BE IT FURTHER RESOLVED, that the Commission adopts the updates to the Airport Land Use Compatibility Plan; and

BE IT FURTHER RESOLVED, that the Commission directs Commission staff to post notice of this Resolution on the Commission’s website and to notify local agencies having jurisdiction within the Airport Influence Area of each affected airport of the Commission’s adoption of this Resolution, provide a copy of the adopted Airport Land Use Compatibility Plan to the Division of Aeronautics of the California Department of Transportation, and to take any further actions in order to carry out the purposes of this Resolution.

ADOPTED this 2nd day of January, 2025 by Airport Land Use Commission, by the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Airport Land Use Commission will hold a public hearing on Thursday, January 2, 2024, at 6:00 p.m. in the A.N. Francisco Building, 48 Yaney Avenue, 4th Floor Conference Room, Sonora, CA

Consideration of adopting the updated Airport Land Use Compatibility Plan (ALUCP).

Copies of the materials for the proposed item are located in the Community Development Department 48 Yaney Street, Sonora, from Monday through Thursday 8:00 am to 3:00 pm. The Community Development Department will be closed the week of December 23rd, 2024 through December 27th, 2024.

NOTICE IS HEREBY GIVEN THAT at said hearing any interested person may appear and be heard. Court challenges to any decision on the above proposal may be limited to issues raised at the Commission hearing described herein or in correspondence submitted to the Airport Land Use Commission at, or prior to, the hearing.

S/Quincy Yaley, ALUC Secretary

PLEASE DO NOT PRINT TEXT TYPED BELOW THIS LINE

Publish: Wednesday, December 18th, 2024

CONTACT PERSON: Taryn Vanderpan 209-533-5633 (Submitted to the Union Democrat on Friday, December 13, 2024

BILL TO: Tuolumne County Community Development Department