



AIRPORT LAND USE COMMISSION

Quincy Yaley, AICP

ALUC Secretary

Columbia Airport and Pine Mountain Lake Airport

SPECIAL AIRPORT LAND USE COMMISSION A.N. FRANCISCO BUILDING 48 YANEY AVENUE, 4th Floor Conference Room April 3rd, 2025 5:00 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

2. PUBLIC COMMENT

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

3. OLD BUSINESS

None

4. NEW BUSINESS

IRISH, BP-24-590 is to allow the development of a new single-family residence on Assessor's Parcel Number 093-290-009. The project site is a 3.8± acre parcel zoned RE-1:MX:AIR (Residential Estate, One-Acre Minimum, Mobile Home Foundation, Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 12927 Clements Road, bordering the intersection of Clements Road and Ferretti Road within the community of Groveland. The project site is located within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Number 093-290-009.

5. COMMISSION BUSINESS

None

6. COMMISSIONER/STAFF REPORTS

7. 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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SECRETARY'S EVALUATION

DATE: March 31, 2025

SURFACE/MINERAL

RIGHTS OWNERS: Edgar Jay Ejercito and Julie Marie Irish, Trustees of the Irish-Ejercito Trust 2016

APPLICANT: Julie Irish

PROJECT
NUMBER: BP-24-590

PROJECT AND LOCATION

PROJECT
DESCRIPTION: BP-24-590 is to allow the development of a new single-family residence on Assessor's Parcel Number 093-290-009. The project site is a 3.8± acre parcel zoned RE-1:MX:AIR (Residential Estate, One-Acre Minimum, Mobile Home Foundation, Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project site is located at 12927 Clements Road, bordering the intersection of Clements Road and Ferretti Road within the community of Groveland. The project site is located within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Number 093-290-009.

The proposed single-family dwelling is a 2 bedroom and 1.5 bathroom, totalling 1,184 square feet (sq ft) and with a height of 25 feet and 7 inches. The base elevation of the project site is 2,932± feet above mean sea level (amsl), which makes the proposed structure 2,957± feet amsl. The elevation of the southeast end of the runway is 2,932± amsl.

ALUC Plan Review

1. The project site is in Compatibility Zone B-1 & B-2 with the Pine Mountain Lake Airport, shown below in Attachment 1. The proposed dwelling is proposed to be located approximately 953± feet southeast of the Pine Mountain Lake Airport runway.
2. Pursuant to Policy 2.1.4.2(b)(1) of the Tuolumne County Airport Land Use Compatibility Plan, any project located within Compatibility Zone A or Zone B1—including those requiring only ministerial approvals, such as building permits—is subject to review by the Airport Land Use Commission (ALUC). As the proposed dwelling associated with Building Permit Application BP-24-590 is located within Zone B1 of the Pine Mountain Lake Airport, the application is being referred to the ALUC in accordance with the requirements set forth in Policy 2.1.4.2.
3. The ALUC Commission has three choices of action after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.
 - (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications that the Commission may specify.

- (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses that may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During the review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:
 - Glare or distracting lights, which could be mistaken for airport lights.
 - Sources of dust, steam, or smoke which may impair pilot visibility.
 - Sources of electrical interference with aircraft communications or navigation.
 - Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
 5. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed development does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
 6. The project site is located within the mapped Critical Height Zone for the Pine Mountain Lake Airport. Lands within Compatibility Zones A and B1 are designated as part of the Critical Height Zone Overlay due to the importance of maintaining clear airspace for the safe approach and departure of aircraft. Additionally, the site falls within the Height Caution Zone Overlay. This overlay is based on the principle that structures under 50 feet in height are generally obscured by higher surrounding terrain and, therefore, are not expected to pose hazards to aviation, even if they extend into airspace surfaces defined by Federal Aviation Regulations (FAR) Part 77. The Height Caution Zone also includes areas within Compatibility Zone B2, where structures up to 50 feet in height are typically acceptable, as they do not penetrate the FAR Part 77 approach or transitional surfaces—except in areas designated as Critical Height Zones. Any proposed structure exceeding 50 feet in height within these zones requires case-by-case evaluation to ensure it does not pose a risk to air navigation. Since the structure does not exceed 50 feet in height, it will not pose a rise to air navigation. The project site is also located within the 55-Community Noise Equivalent Level (CNEL) projection for 2043 for the Pine Mountain Lake Airport. The maximum CNEL considered acceptable for residential uses in the vicinity of either airport is 55 dB.

Ordinance Code Review

7. The project site is zoned RE-1:MX:AIR, containing the Airport Combining (:AIR) district. Therefore, BP-24-590 is subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(A) of the Ordinance Code requires any application or proposal, including building permits located within airport influence areas, be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, BP-24-590 is being referred to the Airport Land Use Commission.
8. Section 18.24.050 of the Ordinance Code states as follows:

The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:

- A. *The project is within the height limits established by the Federal Aviation Administration or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
 - B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
 - C. *The use will not result in hazards to flight, specifically, it will not generate any of the following:*
 - 1. *Glare or distracting lights which could be mistaken for airport lights;*
 - 2. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 - 3. *Sources of electrical interference with aircraft communications or navigation;*
 - 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 - 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
9. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
11. The project does trigger a factor identified in #10 above as the nearest airport runway is 953± feet from the project site. Therefore, the FAA notification required under Title 14 CFR Part 77.17, Form 7460-1, is required and will be made a condition of approval.

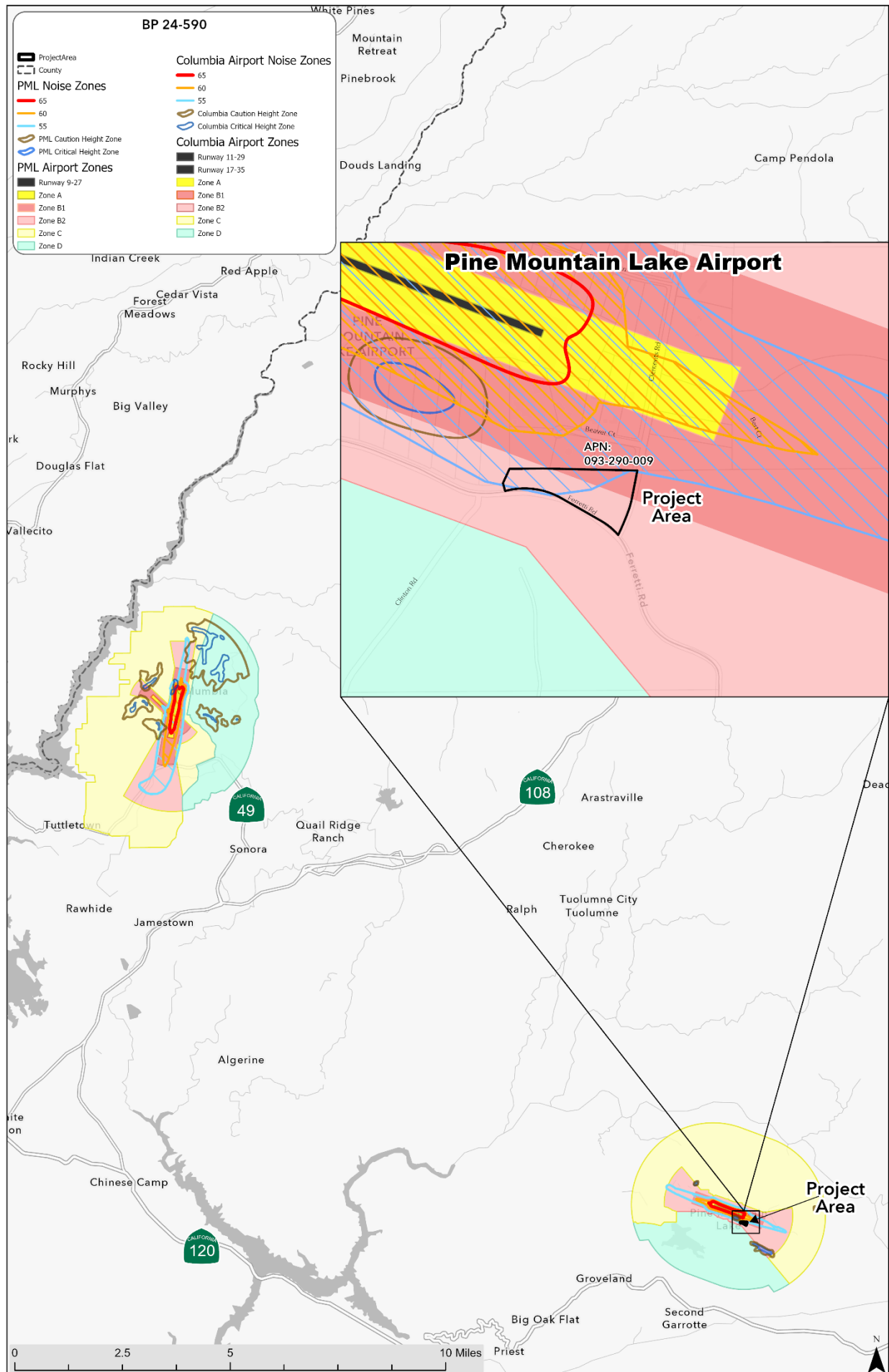
SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
 - Create electrical interference with radio communication between the Airport and aircraft.
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following condition:
 - 1. Any new structure, development, or use on the project site shall be subject to ALUC review, consistent with ALUC policy preview.
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation;
and
 - d. Any use which may attract large flocks of birds.

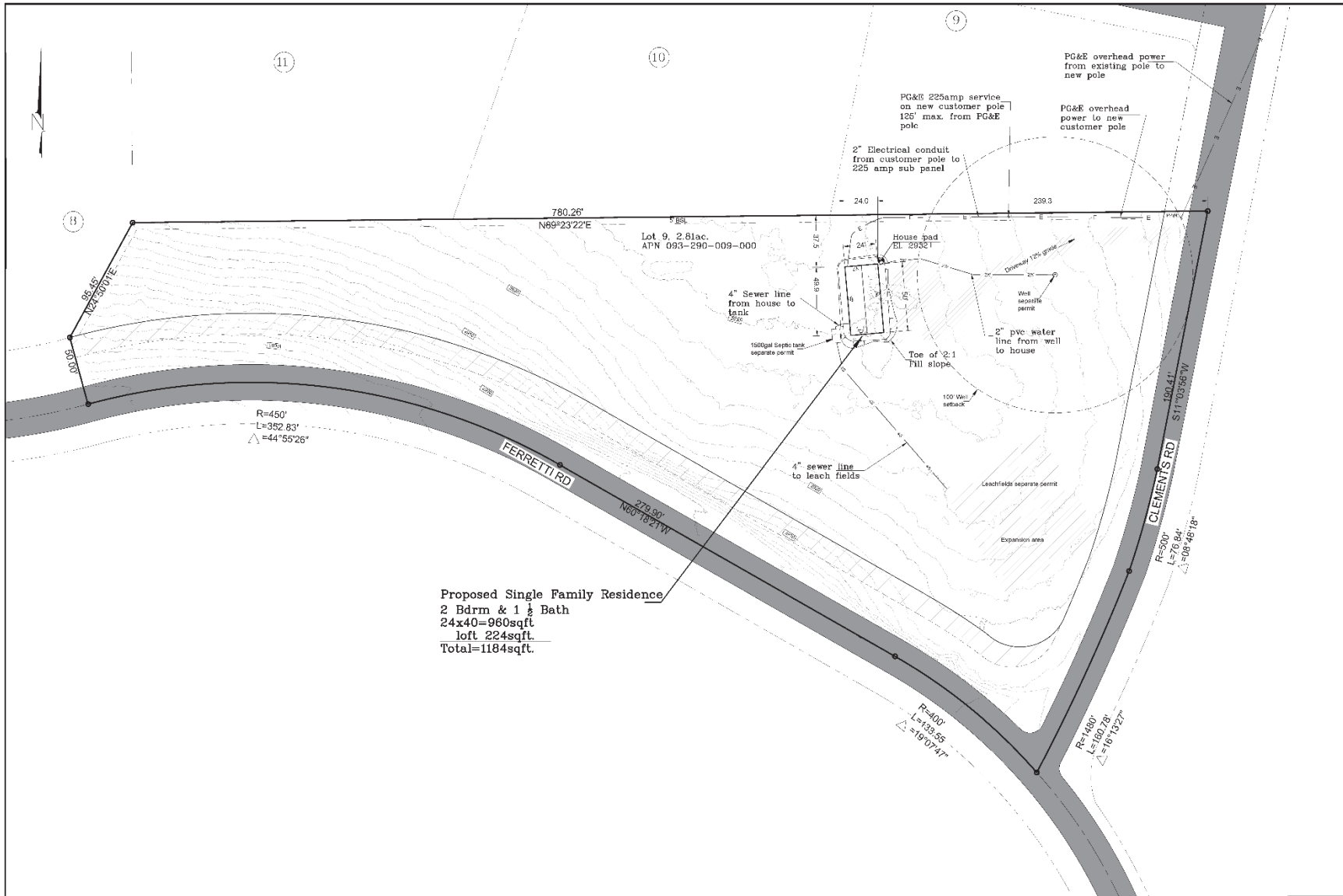
Attachment #1: ALUC Map



PINE MOUNTAIN LAKES UNIT 12
 1 2 3 4 5
 11
 AIRPORT ESTATES
 5 6 7 8
 Beaver Ct
 Clements Rd.
 Ferretti Rd.
 Proposed Single Family Residence
 24x40=960sqft
 loft 224sqft.
 Total=1184sqft.
 This site plan for orientation only

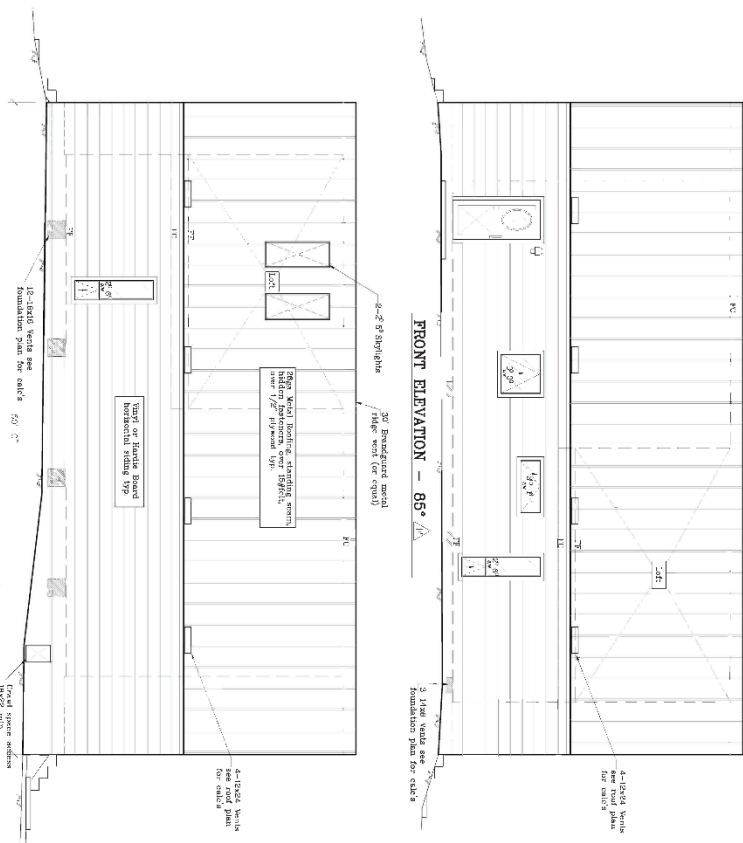
SITE PLAN (plot plan/101 prevails)

- 100 Cover Sheet/Site Plan
- 101 Plot Plan
- 102 Foundation/Floor Plans
- 103 Elevations
- 104 Roof Plan/Shear Wall Plan
- 105 Typical Section/Details
- 106 Electrical Plans
- N1 Residential Code Notes
- N2 Aging in Place/Nailing Schedule
- Engineers plans (included)
- S1.1 Structural Notes
- S1.2 Structural Details
- S3.1 Foundation Details
- S3.2 Roof Framing Details



PLOT PLAN
 1"=100'

10/2 DRAFTING & DESIGN INC. Les B. Zoon 10/2 DRAFTING & DESIGN INC. 10/2 DRAFTING & DESIGN INC.	REVISIONS 1. 10/2 DRAFTING & DESIGN INC.	Single Family Residence Plot Plan	Lot 9 Airport Estates Ferretti Rd. APN 093-290-009-000 Zoning RE-1 MK AIR	Julie Irish 959 Wisconsin St. 94107 San Francisco, CA 94107 617-499-2456 AS NOTED 05/19/24 10' EXCUT, VALU 11/12/23 101
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Lot 9 Airport Estates
Ferretti Rd., Groveland, Ca 95321
APN 093-290-009-000
Zoning: RE-1: MX: AIR

Julie Irish
959 Wisconsin St.
San Francisco, Ca 94107
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617-499-2486