



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP
ALUC Secretary

TUOLUMNE COUNTY AIRPORT LAND USE COMMISSION COLUMBIA AIRPORT AIRPORT DIRECTOR'S OFFICE 10723 AIRPORT ROAD

June 4, 2020
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

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, the Tuolumne County Airport Land Use Commission will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in the June 4, 2020 Airport Land Use Commission meeting, follow the instructions below. For detailed Zoom instructions go to the Agenda Packet

- 1) Use the link to join the webinar: <https://us02web.zoom.us/j/87465249024> (Webinar ID: 874 6524 4902)
- 2) During the public comment period you will have the option to "raise your hand" if you would like to comment on a project or during the public comment portion of the meeting.

If participating by computer:

- After clicking the "raise your hand" option, please wait until a staff member unmutes your microphone.
- Once staff has unmuted your microphone you will be asked to provide comments.
- A staff member will notify to you when you have 30 seconds remaining and again when your time is up.
- Once your allotted time is up, a staff member will mute your microphone and "lower your hand".

If participating by smartphone:

- If you are participating from your smartphone, you will also have a "raise your hand" feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment. Staff will assist as described above.

If participating by telephone:

- If you are participating via telephone call, you will need to press *9 (star 9) to "raise your hand", and when you are unmuted you will hear "you are unmuted" allowing you to provide public comment. Staff will assist as described above.

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (communityresources@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting. Comments must be received by the Community Development Department Director no later than 4:00 PM on the afternoon of the noticed meeting.

1. CALL TO ORDER

2. COVID- 19 Public Comment Procedures

3. MINUTES

Consideration of Minutes of the ALUC Meeting of December 5, 2019.

4. PUBLIC COMMENT

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

5. PUBLIC HEARING

1. **KRUEGER**, Building Permit B2019-02414 to allow construct a replacement hangar (3,600 square feet) with attached single family dwelling (1,800 square feet) on a 0.83± acre parcel zoned R-1:MX:AIR (Single Family Residential:Mobilehome Exclusion Combining:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

20910 Elderberry Lane, Groveland. A portion of Section 14, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-070-011. In Zones A and B1 of the Pine Mountain Lake Airport.

2. **STEENKAMP**, Building Permit B2019-02409 to allow construction of a new 995± square foot accessory dwelling unit (ADU) with attached garage on a 2.03± acre parcel zoned RE-3:AIR (Residential Estate, Three Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

21990 Springfield Road, Columbia. A portion of Section 14, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 033-290-019. In Zones A and B1 of the Columbia Airport.

3. **SOLARI**, T20-006 to divide a 160.9± acre parcel zoned AE-37:MX:AIR (Exclusive Agricultural, Thirty Seven Acre Minimum: Mobile Home Exclusion Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code into 4 parcels as follows:

Parcel 2A 41.4± acres, Parcel 2B 39.2± acres, Parcel 2C 40.2± acres, and Parcel 2D 40.3± acres.

The project site is located at 10085 and 10095 North Airport Road in Columbia, southwest of the intersection of North Airport Road and Chili Gulch Road. The project site is within a portion of Sections 9, 10, 15, and 16, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is within Supervisorial District 5. Assessor's Parcel Number 032-120-40. In Zones A, B1, B2, and C of the Columbia Airport.

5. OLD BUSINESS

None

6. NEW BUSINESS

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)



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

May 14, 2020

48 Yaney Avenue, Sonora
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Sonora, CA 95370
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TO: Airport Land Use Commission

FROM: Quincy Yaley, AICP Community Development Department Director

RE: Public Hearing Procedures

In light of current COVID 19 Health Orders and the Airport Land Use Commission meeting being held via the Zoom Platform, County Counsel has advised that the Airport Land Use Commission may modify the public comment procedures for public hearings at the June 4, 2020 meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each commissioner to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.



COMMUNITY DEVELOPMENT DEPARTMENT

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Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

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TO: Tuolumne County Airport Land Use Commissioners
FROM: Quincy Yaley, AICP Community Development Department Director
RE: Zoom Video and Teleconference for Airport Land Use Commission Meetings

In response to increasing risks of exposure to the coronavirus (COVID-19), the Tuolumne County Airport Land Use Commission meeting will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting. The Chair of the meeting will set the time length public comment at each item. You are not required to identify yourself in order to provide comments during the meeting.

Below is the Zoom link and Webinar ID needed to participate or observe the meeting:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87465249024>

Or iPhone one-tap :

US: +16699006833,,87465249024# or +12532158782,,87465249024#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1
312 626 6799 or +1 929 205 6099

Webinar ID: 874 6524 9024

Webinar ID: 816 5355 9695

The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at communityresources@tuolumnecounty.ca.gov. If you would like your comments to be included in the record, please send comments to the above email address by 4:00 p.m. of the day of the noticed meeting.

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided above
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID 931 7485 4309
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and "lower your hand".
- If you are participating from your smartphone, you will also have a "raise their hand" feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.

- If you are participating via telephone call, you will need to press *9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.



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SECRETARY'S EVALUATION

DATE: April 20, 2020

SURFACE/MINERAL
RIGHTS OWNERS: Grant Krueger

APPLICANT: Grant Krueger
PROJECT
NUMBER: ALUC20-003

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit B2019-02414 to allow construct a replacement hangar (3,600 square feet) with attached single family dwelling (1,800 square feet) on a 0.83± acre parcel zoned R-1:MX:AIR (Single Family Residential:Mobilehome Exclusion Combining:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: 20910 Elderberry Lane, Groveland. A portion of Section 14, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-070-011. In Zones A and B1 of the Pine Mountain Lake Airport.

1. An application was submitted to propose the construction of a 60-foot by 60-foot replacement hangar with an attached residence (1,800± square feet) above the hangar. The proposed hangar and residence will be approximately 36 feet in height and constructed of steel and glass. An existing hangar (1,728± square feet) is currently on the project site, which will be removed to construct the replacement hangar with residence.

ALUC Plan Review

2. The project site is located in Compatibility Zones A and B1 associated with the Pine Mountain Lake Airport. The proposed hangar/residence has an approximate base elevation of 2,933 feet above mean sea level and will be located within the 60dB noise contour associated with the Pine Mountain Lake Airport.
3. Since the residence is within Zone B1, which allows 0.1 dwelling unit per 10-acre parcel, ministerial permits, such as a building permit, must be sent to the ALUC Commission (Policy 2.1.5.2(b)(1)).
4. Since the hangar is within Zone B1, ministerial permits, such as a building permit, must be sent to the ALUC Commission (Policy 2.1.5.2(b)(1)).
5. The ALUC Commission has three choices of actions 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 which 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)

- The primary criteria for assessing whether a potential land use development is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A on page 2-18 of the *Compatibility Plan*. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3 (Policy 2.2.4.1). These criteria for the B1 Zone are listed below:

Zone	Location	Residential (du/ac) ¹	Other uses (people/ac) ²	Prohibited Uses	Other Development Conditions
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	<ul style="list-style-type: none"> * Children's schools, day care centers, libraries Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials⁵ * Hazards to flight⁴ 	<ul style="list-style-type: none"> * Locate structures away from extended runway centerline * Additional NLR required for some uses⁶ * Airspace review required for all objects (B1 zone) * Deed notice recordings³

Table 2A – Primary Compatibility Criteria

- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During 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.
- The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed hangar/residence does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.

Ordinance Code Review

- Assessor's Parcel Number 093-070-011 also contains the Airport Combining (:AIR) district. The regulations pertaining to the :AIR district are codified in Chapter 17.49 of the Zoning Ordinance. Section 17.49.030 of the Ordinance Code states that development, as defined in Section 18.24.040 of the Ordinance Code, within the :AIR district shall be consistent with the Tuolumne County Airport Land Use Compatibility Plan and Chapters 18.24 and 18.28 of this code. Pursuant to Section 18.24.040(A) of the Ordinance Code, building permits are subject to Chapter 18.24.
- 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.*
11. 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

12. 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.
13. Pursuant to Section 77.17, the notification shall use FAA Form 7460-1 and must be submitted at least 45 days prior to the start of the construction or alteration. Persons failing to comply with the provisions of FAR Part 77 are subject to Civil Penalty under Section 902 of the Federal Aviation Act of 1958, as amended and pursuant to 49 U.S.C. Section 46301(a).

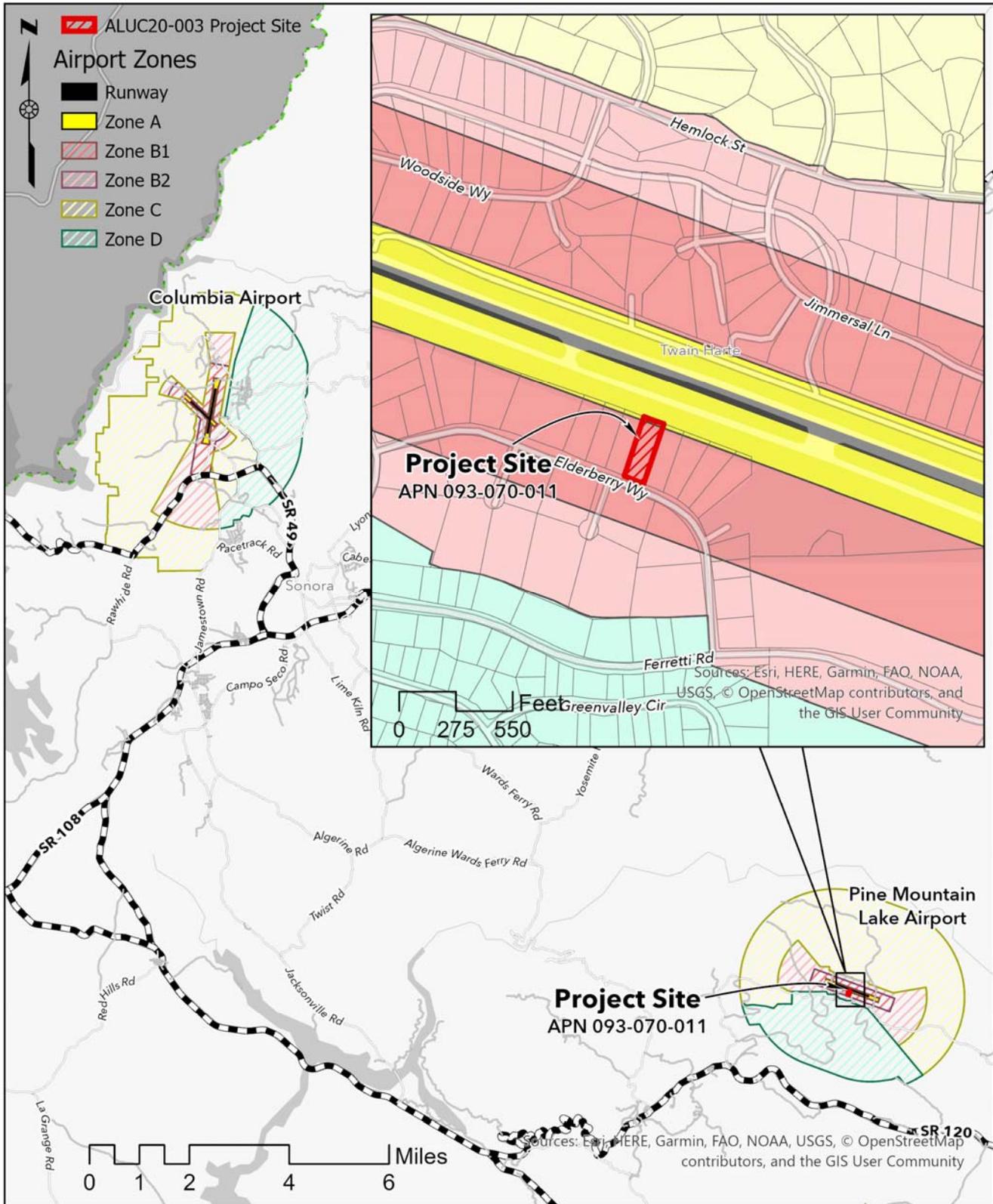
SECRETARY'S CERTIFICATION

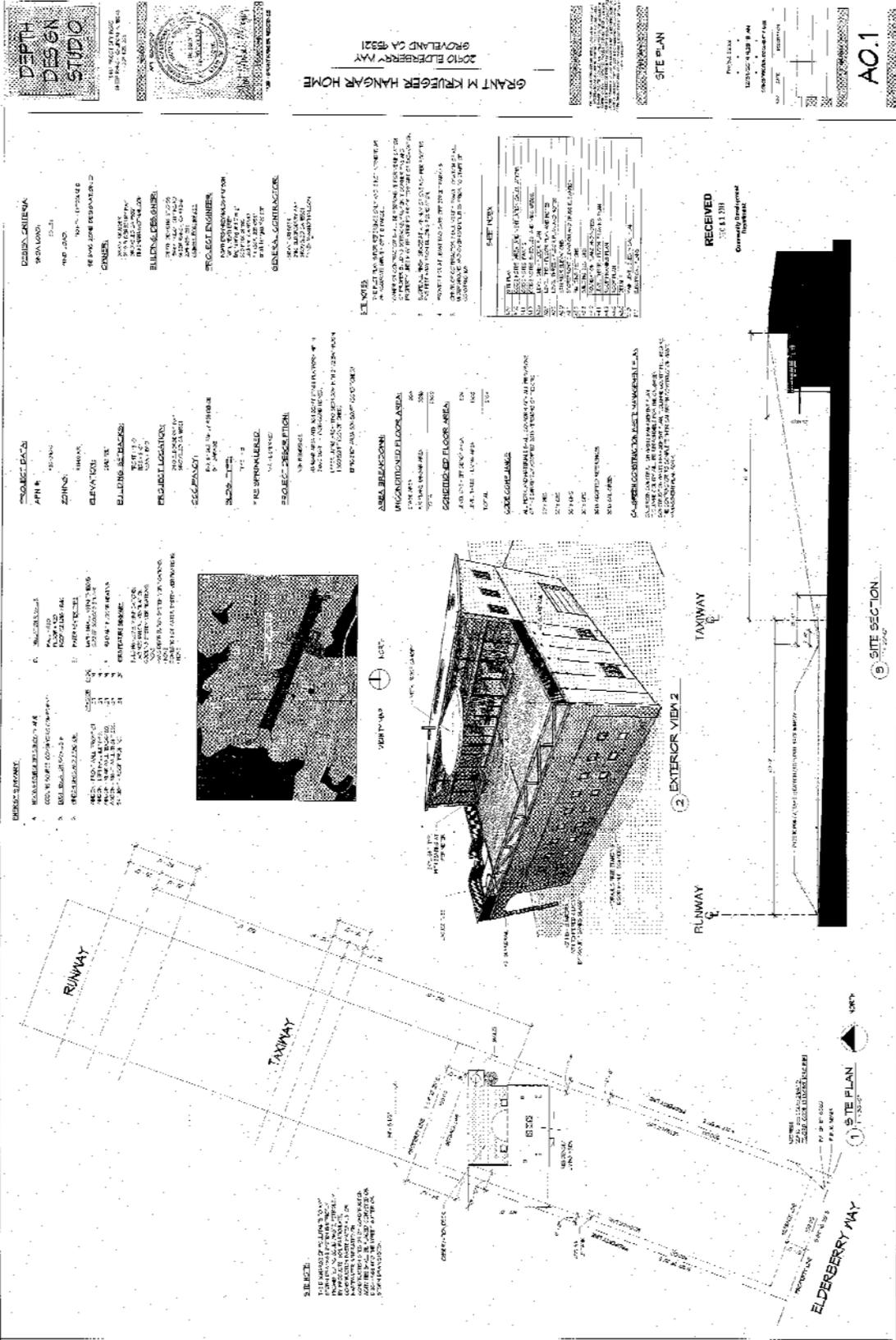
COMPATIBILITY PLAN:

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 conditions:
1. No new structure constructed or new vegetation, such as trees, located on the project site shall exceed a height of 40'. The height of a structure includes any antenna, chimney, or other attachments.
 2. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - 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.
 3. File a *Notice of Proposed Construction or Alteration* (Form 7460-1) with the Federal Aviation Administration (FAA) in accordance with 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718, at least forty five (45) days prior to the start of construction of any new structures on the project site if necessary. A copy of the form shall be submitted to the Community Resources Agency. Alternatively, the form may be completed on-line at: <http://forms.faa.gov/forms/faa7460-1>.

ALUC20-003







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SECRETARY'S EVALUATION

DATE: April 20, 2020

SURFACE/MINERAL
RIGHTS OWNERS: Jan Steenkamp

APPLICANT: Jan Steenkamp

PROJECT
NUMBER: ALUC20-005

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit B2019-02409 to allow construction of a new 995± square foot accessory dwelling unit (ADU) with attached garage on a 2.03± acre parcel zoned RE-3:AIR (Residential Estate, Three Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: 21990 Springfield Road, Columbia. A portion of Section 14, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 033-290-019. In Zones A and B1 of the Columbia Airport.

1. An application has been submitted to propose the construction of a 40-foot long by 25-foot wide (995± square feet) accessory dwelling unit (ADU) with an attached one-story garage (351± square feet). The residence will be approximately 16 feet in height. The materials will be vertical siding with a composition shingle roof. The colors of the proposed ADU are not specified at this time. A building permit for a single-story replacement of the primary residence is currently pending approval at the Building Division. A replacement residence does not require review by the ALUC. It is located to the northeast of the proposed location of the ADU. The

ALUC Plan Review

2. The project site is located in Compatibility Zones A and B1 associated with the Columbia Airport, and the ADU will be located in Zone B1. The project site is not located within the Height Restricted Zone associated with the Columbia Airport. The proposed ADU has an approximate elevation of 2,056 feet at the peak of the roofline, which is 16 feet above base elevation. There are existing pine trees on the site which are approximately 40-feet in height above base elevation. The ALUC is being requested to review the proposed location of the ADU and determine if this location and structure's elevation are consistent Zone B1 for the Columbia Airport.
3. Since the ADU is within Zone B1, which allows 0.1 dwelling unit per 10-acre parcel, ministerial permits, such as a building permit for an ADU, must be sent to the ALUC Commission (Policy 2.1.5.2(c)(2)).
4. The project site is located below the elevation of the airport, 2,080 feet; therefore, the site is outside the conical zone of the airport at an elevation of approximately 2,040 feet. Therefore, no variance is required for this project.

STEENKAMP

5. The ALUC Commission has three choices of actions 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 which 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)

6. The primary criteria for assessing whether a potential land use development is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A on page 2-18 of the *Compatibility Plan*. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3 (Policy 2.2.4.1). These criteria for the B1 Zone are listed below:

Zone	Location	Residential (du/ac) ¹	Other uses (people/ac) ²	Prohibited Uses	Other Development Conditions
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	<ul style="list-style-type: none"> * Children's schools, day care centers, libraries Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials⁵ * Hazards to flight⁴ 	<ul style="list-style-type: none"> * Locate structures away from extended runway centerline * Additional NLR required for some uses⁶ * Airspace review required for all objects (B1 zone) * Deed notice recordings³

Table 2A – Primary Compatibility Criteria

7. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During 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.

8. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed ADU does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.

Ordinance Code Review

9. Assessor's Parcel Number 033-290-019 also contains the Airport Combining (:AIR) district. The regulations pertaining to the :AIR district are codified in Chapter 17.49 of the Zoning Ordinance. Section 17.49.030 of the Ordinance Code states that development, as defined in Section 18.24.040 of the Ordinance Code, within the :AIR district shall be consistent with the Tuolumne County Airport Land Use Compatibility Plan and Chapters 18.24 and 18.28 of this code. Pursuant to Section 18.24.040(A) of the Ordinance Code, building permits are subject to Chapter 18.24.

STEENKAMP

10. 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.*

11. 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

12. 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.
13. Pursuant to Section 77.17, the notification shall use FAA Form 7460-1 and must be submitted at least 45 days prior to the start of the construction or alteration. Persons failing to comply with the provisions of FAR Part 77 are subject to Civil Penalty under Section 902 of the Federal Aviation Act of 1958, as amended and pursuant to 49 U.S.C. Section 46301(a).

SECRETARY'S CERTIFICATION

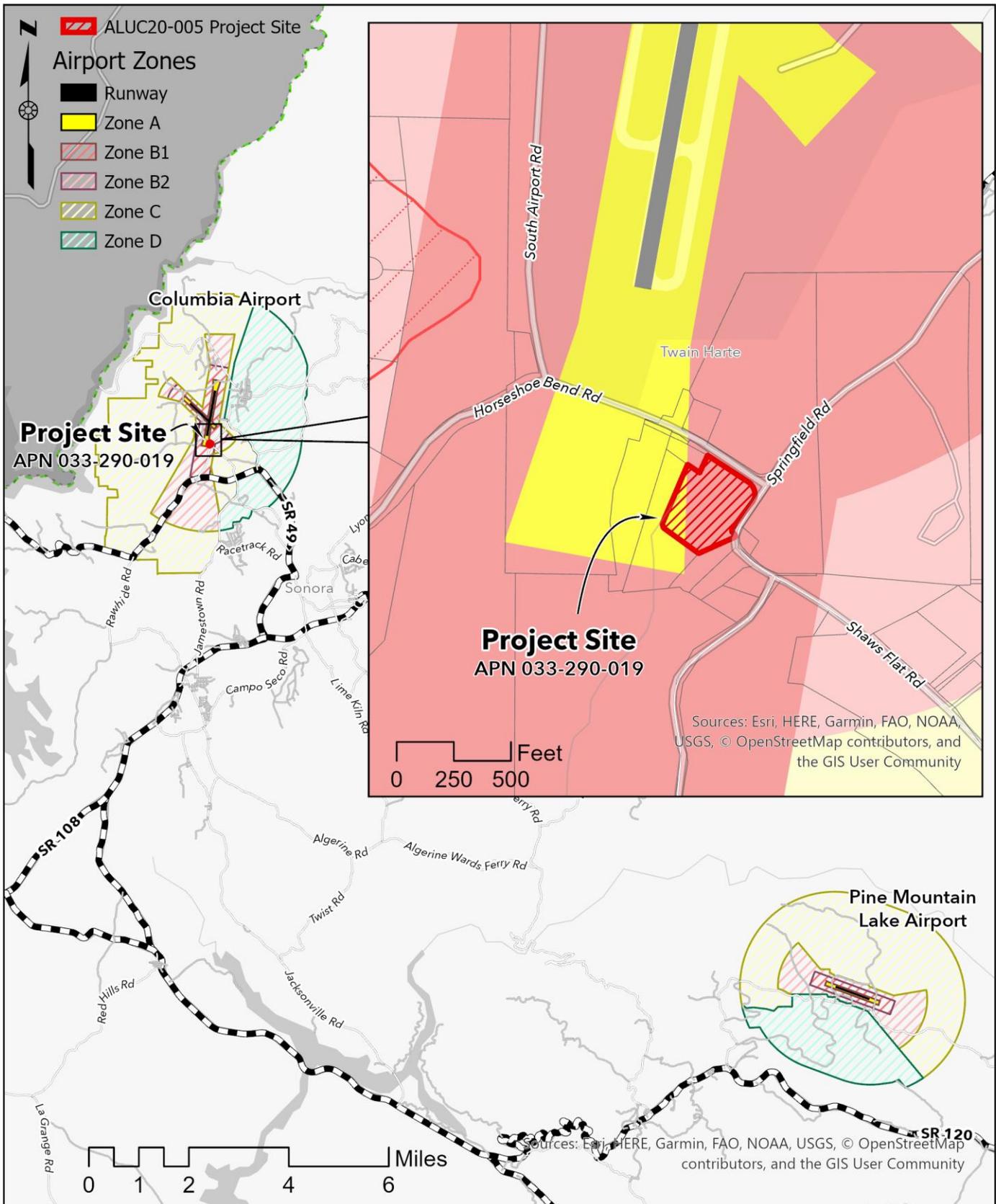
COMPATIBILITY PLAN:

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 conditions:
1. No new structure constructed or new vegetation, such as trees, located on the project site shall exceed a height of 40'. The height of a structure includes any antenna, chimney, or other attachments.
 2. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - 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.
 3. File a *Notice of Proposed Construction or Alteration* (Form 7460-1) with the Federal Aviation Administration (FAA) in accordance with 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718, at least forty five (45) days prior to the start of construction of any new structures on the project site if necessary. A copy of the form shall be submitted to the Community Resources Agency. Alternatively, the form may be completed on-line at: <http://forms.faa.gov/forms/faa7460-1>.

STEENKAMP

ALUC20-005





AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley,
ALUC Secretary

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

SECRETARY'S EVALUATION

DATE: May 7, 2020

SURFACE/MINERAL
RIGHTS OWNERS: William Solari

APPLICANT: Robert Ozbirn

PROJECT
NUMBER: Tentative Parcel Map TPM20-006

PROJECT AND LOCATION

PROJECT
DESCRIPTION: T20-006 to divide a 160.9± acre parcel zoned AE-37:MX:AIR (Exclusive Agricultural, Thirty Seven Acre Minimum: Mobile Home Exclusion Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code into 4 parcels as follows:

Parcel 2A 41.4± acres, Parcel 2B 39.2± acres, Parcel 2C 40.2± acres,
and Parcel 2D 40.3± acres.

LOCATION: The project site is located at 10085 and 10095 North Airport Road in Columbia, southwest of the intersection of North Airport Road and Chili Gulch Road. The project site is within a portion of Sections 9, 10, 15, and 16, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is within Supervisorial District 5. Assessor's Parcel Number 032-120-40. In Zones A, B1, B2, and C of the Columbia Airport.

ALUC Plan Review

1. The project site is located in Compatibility Zones A, B1, B2, and C associated with the Columbia Airport. The project site is located within the Height Restricted Zone and the Critical Height Zone associated with the Columbia Airport. The project is not proposing any new development. Any future building permits on the site would require an ALUC review and any building permits located within Zone B1 or within a Critical Height Zone would be referred to the ALUC, pursuant to the Airport Land Use Compatibility Plan. The ALUC is being requested to review the proposed project and determine if it is consistent with the provisions of compatibility zones A, B1, B2, and C and consistent with the Airport Land Use Compatibility Plan.
2. Policy 2.1.5.2(b)(1) of the Airport Land Use Compatibility Plan requires any land development application off airport property, including projects for which a ministerial permit, such as a building permit, is the only approval action required within Zone A or B1 to be referred to the Airport Land Use Commission (ALUC). The project includes a tentative parcel map to split a 160.9± acre parcel into 4 parcels, partially located within zone A and B1. Therefore, the project has been scheduled before the ALUC.

3. Zone A restricts the development of single-family residences. However, only a small portion of the project site is within Zone A (Attachment 1). This portion is within the required 30-foot building setback from property boundaries, so no structures would be able to be built in this area. The residential density within Zone B1 allows 0.1 dwelling unit per 10-acre parcel. The project proposes four parcels zoned AE-37:AIR ranging in size from 39.2± acres to 41.4± acres. The AE-37 zoning allows one single-family dwelling and one additional single-family dwelling if the parcel is larger than 37 acres in size. Therefore, each parcel could potentially be developed with two single-family dwellings, which is consistent with the density restrictions.
4. The ALUC has three choices of actions 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 which 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)
5. The primary criteria for assessing whether a potential land use development is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A on page 2-18 of the *Compatibility Plan*. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3 (Policy 2.2.4.1). These criteria for the A, B1, B2, and C Zone are listed below:

Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/ac) ²	Prohibited Uses	Other Development Conditions
A	Runway Protection Zone or within Building Restriction Line	0	10	<ul style="list-style-type: none"> * All structures except ones required by aeronautical function * Assemblages of people * Objects exceeding FAR Part 77 height limits * Aboveground bulk storage of hazardous materials * Hazards to flight⁴ 	*Deed notice recordation ³
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	<ul style="list-style-type: none"> * Children's schools, day care centers, libraries * Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials⁵ * Hazards to flight⁴ 	<ul style="list-style-type: none"> * Locate structures away from extended runway centerline * Additional NLR required for some uses⁶ * Airspace review required for all objects (B1 zone) * Deed notice recordations³
B2	Extended Approach/Departure Zone	0.33 (3-acre parcel)	50	<ul style="list-style-type: none"> * Children's schools, day care centers, libraries * Hospitals, nursing homes * Hazards to flight⁴ 	<ul style="list-style-type: none"> * Airspace review required for all objects (B1 zone) * Deed notice recordations³
C	Common Traffic Pattern	0.33 (3-acre parcel)	75	<ul style="list-style-type: none"> * Children's schools, day care centers, libraries * Hospitals, nursing homes * Hazards to flight⁴ 	* Deed notice recordations ³

6. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During 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.

7. The proposed project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed project does not create any hazards to flight identified in Policy 2.5.3.5. No development would be able to occur within the portion of the project site located within Zone A due to the required building setbacks. The parcels created would be consistent with the density restrictions of Zones A, B1, B2, and C. Therefore, the project is consistent with the *Compatibility Plan*.

Ordinance Code Review

8. Assessor's Parcel Number 032-120-040 contains the Airport Combining (:AIR) district. The regulations pertaining to the :AIR district are codified in Chapter 17.49 of the Zoning Ordinance. Section 17.49.030 of the Ordinance Code states that development, as defined in Section 18.24.040 of the Ordinance Code, within the :AIR district shall be consistent with the Tuolumne County Airport Land Use Compatibility Plan and Chapters 18.24 and 18.28 of this code. Pursuant to Section 18.24.040(A) of the Ordinance Code, tentative parcel maps are subject to Chapter 18.24.
9. 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.*
10. 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

11. 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.
12. Pursuant to Section 77.17, the notification shall use FAA Form 7460-1 and must be submitted at least 45 days prior to the start of the construction or alteration. Persons failing to comply with the provisions of FAR Part 77 are subject to Civil Penalty under Section 902 of the Federal Aviation Act of 1958, as amended and pursuant to 49 U.S.C. Section 46301(a). This form would be required prior to development on the project site.

SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

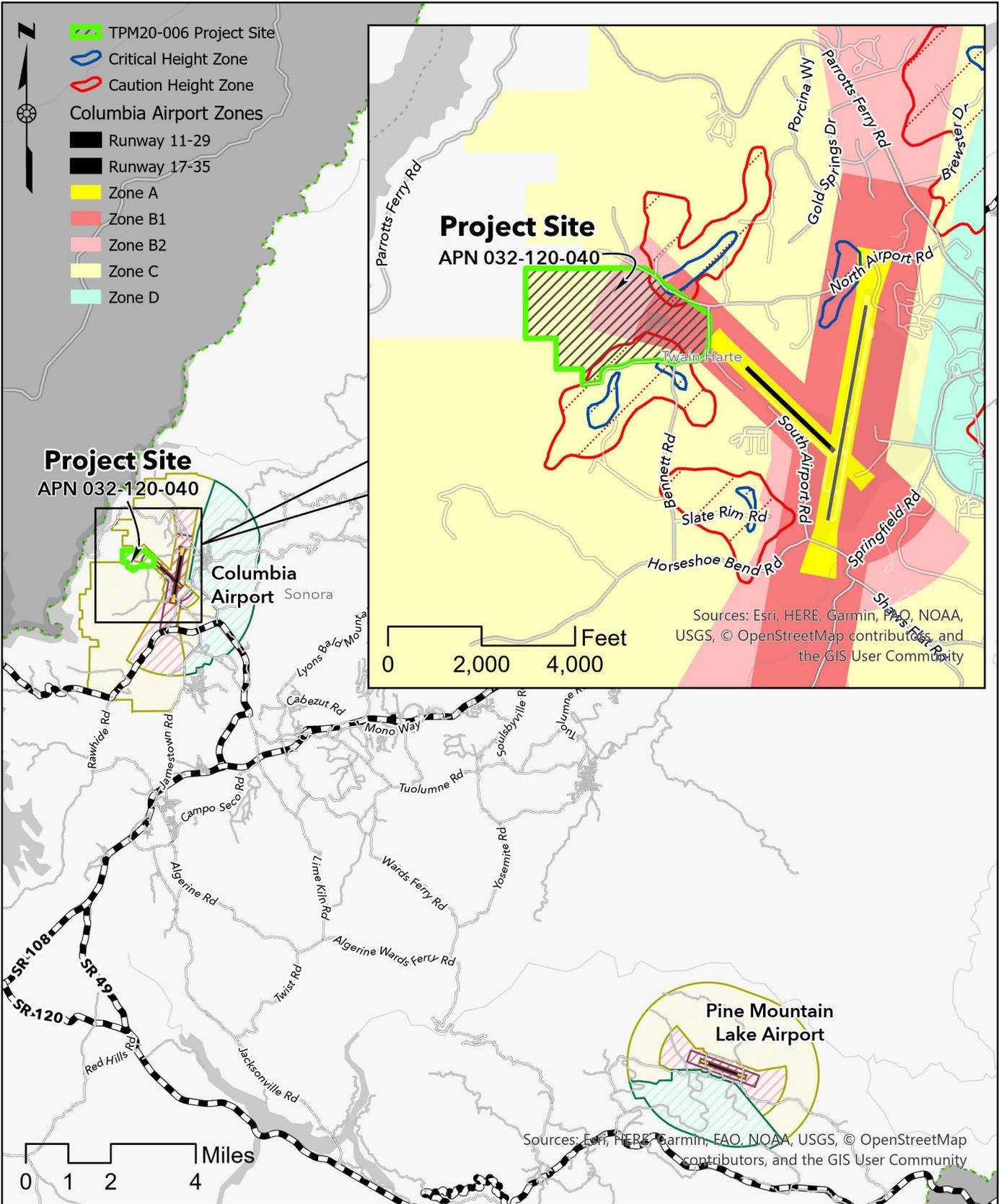
Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- 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 conditions:
1. No new structure constructed or new vegetation, such as trees, located on the project site shall exceed a height of 40'. The height of a structure includes any antenna, chimney, or other attachments.
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 - 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.
 3. File a *Notice of Proposed Construction or Alteration* (Form 7460-1) with the Federal Aviation Administration (FAA) in accordance with 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718, at least forty five (45) days prior to the start of construction of any new structures on the project site, if necessary. A copy of the form shall be submitted to the Community Development Department. Alternatively, the form may be completed on-line at the following link:

<http://forms.faa.gov/forms/faa7460-1>.

S:\Planning\PROJECTS\TPM\2020\T20-006 Solari\ALUC\Secretary's Evaluation Certification.doc

TPM20-006



LEGEND

- - CALCULATED POSITION ONLY NOTHING FOUND OR SET
- (M) - MEASURED
- (R1) - RECORD PER 10 SUB 75
- EXISTING OVERHEAD UTILITY LINES
- - - EXISTING FENCE
- ⊙ - EXISTING WELL
- EXISTING UTILITY POLE

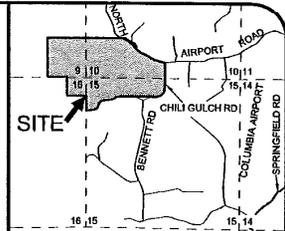
NOTES

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED.
- 2) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 18 D. 528.
- 3) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 99 D. 243.
- 4) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 99 D. 244.
- 5) - AN AVIATION EASEMENT EXISTS TO THE COUNTY OF TUOLUMNE PER 712 O.R. 171.
- 6) - AN AIRPORT AVIATION AND AIR SPACE UTILIZATION EASEMENT EXISTS TO THE COUNTY OF TUOLUMNE PER 819 O.R. 162.
- 7) - AN AMENDED AIRPORT AVIATION AND AIR SPACE UTILIZATION TO THE COUNTY OF TUOLUMNE PER 834 O.R. 529.
- 8) - RIGHTS OF THE PUBLIC AND THE COUNTY OF TUOLUMNE OVER THAT PORTION OF THE PREMISES LYING WITHIN THE LINES OF NORTH AIRPORT ROAD AS THE SAME NOW EXISTS.
- 9) - NOTICE OF AIRPORT PROXIMITY EXECUTED BY THE COUNTY OF TUOLUMNE PER DOC. # 2015008848.
- 10) - THE EXISTING RESIDENCES ON PARCELS 2B & 2D ARE MORE THAN 100 FEET FROM THE NEW PROPOSED BOUNDARIES.

OWNER & SITE INFORMATION

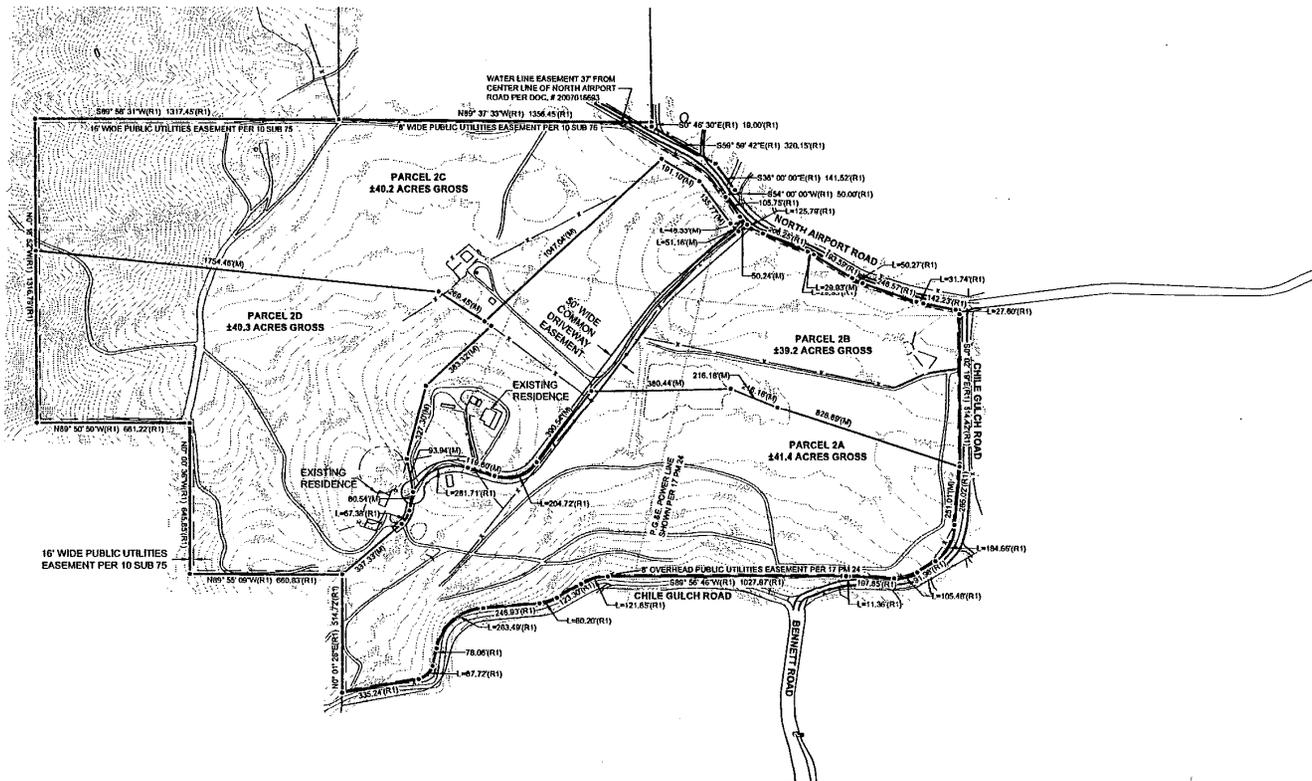
OWNERS: WILLIAM S. SOLARI, III
550 RIVIERA CIRCLE
LARKSPUR, CA 94939
(415) 568-9501

APN: 032-120-040
SITE ADDRESS: 10085 N. AIRPORT RD, COLUMBIA, CA 95310
EXISTING LOT SIZE: 4160.84 ACRES
VESTING DEED: DOC. # 2012018481
MAP OF RECORD: 10 SUB 75
SEWER: INDIVIDUAL SEPTIC SYSTEM
WATER: PRIVATE WELL
EXISTING ZONING: AE-37-MX-AR
GENERAL PLAN: AG



VICINITY MAP

T. 2 N., R. 14 E., M.D.M.
N.T.S.



(IN FEET)
1 inch = 300 ft

JOB NO: 16-05-20	DRAWN BY: TAH	(DRAWING NAME) DATE: TPM 2019 01/21/2020
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105 SOUTH STEWART STREET, SONOMA, CA, 95370
T: 208.532.5173 F: 208.532.5200

VESTING TENTATIVE PARCEL MAP

BEING A DIVISION OF PARCEL 2 AS SHOWN IN BOOK 10 OF SUBDIVISIONS AT PAGE 75, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER, LYING WITHIN PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 9, THE SOUTHWEST 1/4 OF SECTION 10, THE NORTHWEST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, STATE OF CALIFORNIA.

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

February 12, 2020

Mr. Quincy Yaley
Tuolumne County ALUC
2 South Green Street
Sonora, CA 95370

Dear Mr. Yaley,

The California Department of Transportation (Caltrans), Division of Aeronautics (Division) is responsible for reviewing Airport Land Use Compatibility Plans (ALUCP).

The Columbia ALUCP and the Pine Mountain ALUCP that the Division has on file for your airports are dated 2003. Caltrans recommends that a comprehensive review and update is conducted at least every five years, per the California Airport Land Use Planning Handbook (Handbook).

Airport land use compatibility involves two overarching concepts: a community's need for safe and efficient air transportation and orderly compatible land use development within the airport environs. These two concepts need to be balanced to achieve a favorable result for the airport, the residents, and business in the airport's vicinity.

In the Public Utilities Code (PUC) § 21670(a)(2) it states that, "It is the purpose of this article to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses." An ALUCP has to meet these stated requirements in State Law. The best measure for the Division to determine if this State Law is being met is by use of the guidelines in the Handbook.

Mr. Quincy Yaley
February 12, 2020
Page 2

We look forward to continuing to work with the Airport Land Use Commission in connection of this important ALUCP. Please call me at 916-654-5253 if you have any questions regarding these comments.

Sincerely,



GWYN REESE
Airport Land Use Planner

c: Benedict Stuth, Columbia and Pine Mountain Airport
Steven Martinez, Caltrans D-10