



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

AIRPORT LAND USE COMMISSION A.N. FRANCISCO BUILDING 48 YANEY AVENUE, 4th Floor Conference Room August 7, 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

2. PUBLIC COMMENT

Members of the public may speak on any item, not on the printed agenda. The Commission may take no action.

3. OLD BUSINESS

None

4. NEW BUSINESS

EPIC WIRELESS, ALUC-25-1 for the review of Conditional Use Permit LUNR-25-4 to construct a 120-foot unmanned wireless facility within a 50-foot by 50-foot fenced lease area on an approximately 78-acre parcel zoned Exclusive Agriculture, 37-Acre Minimum (AE-37) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project location is along State Highway 120, approximately 0.5 mile southeast of downtown Groveland within a portion of Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4. APN: 066-030-013.

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: July 30, 2025

SURFACE/MINERAL
RIGHTS OWNERS: 4-C Properties

APPLICANT: Ashley Smith-EPIC Wireless

PROJECT
NUMBER: ALUC-25-1 Conditional Use Permit LUNR-25-4

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC-25-1 for the review of Conditional Use Permit LUNR-25-4 to construct a 120-foot unmanned wireless facility within a 50-foot by 50-foot fenced lease area on an approximately 78-acre parcel zoned Exclusive Agriculture, 37-Acre Minimum (AE-37) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project location is along State Highway 120, approximately 0.5 mile southeast of downtown Groveland within a portion of Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4. APN: 066-030-013

The proposed monopine tower is 120 feet tall. The tower will be placed on a concrete pad, which will be level with grade. Ground level at the base of the proposed tower is 3,146± feet above mean sea level, for a total elevation of 3,266± feet above mean sea level.

ALUC Plan Review

1. The project site is not located within the airport influence area or within the Compatibility Zone associated with the Columbia Airport or the Pine Mountain Lake Airport. The tower is proposed to be located approximately 3.25± miles southwest of the Pine Mountain Lake Airport and approximately 17.07± miles southeast of the Columbia Airport. Due to the project sites distances to the airports, the site is not located within the conical zone.
2. Paragraph (c)(1) of Policy 2.1.4.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that any structure taller than 75 feet above ground level be reviewed by the ALUC, regardless of location. Therefore, the application for Conditional Use Permit LUNR-25-7 is being referred to the Airport Land Use Commission as required by Policy 2.1.4.2 of the Airport Land Use Compatibility Plan, as the tower would be 120 feet in height.
3. 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)

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 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 that 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 tower does not create any hazards to flight identified in Policy 2.4.3.2. The project is consistent with the *Compatibility Plan*.
6. The site does not fall within the mapped Critical Height or Height Caution Zones of either airport. The project site is not located within a noise contour associated with either airport.

Ordinance Code Review

7. The project site is zoned AE-37 and does not contain the Airport Combining (:AIR) district. Therefore, Conditional Use Permit LUNR-25-4 is not subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(B) of the Ordinance Code requires any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above ground level, to be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, Conditional Use Permit LUNR-25-4 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 that exceeds a 25:1 surface.
11. The project does not meet any of the triggers identified in #10 above, as the nearest airport is approximately 3.25± miles from the project site. The proposed tower would be 120 feet in height. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is not required.

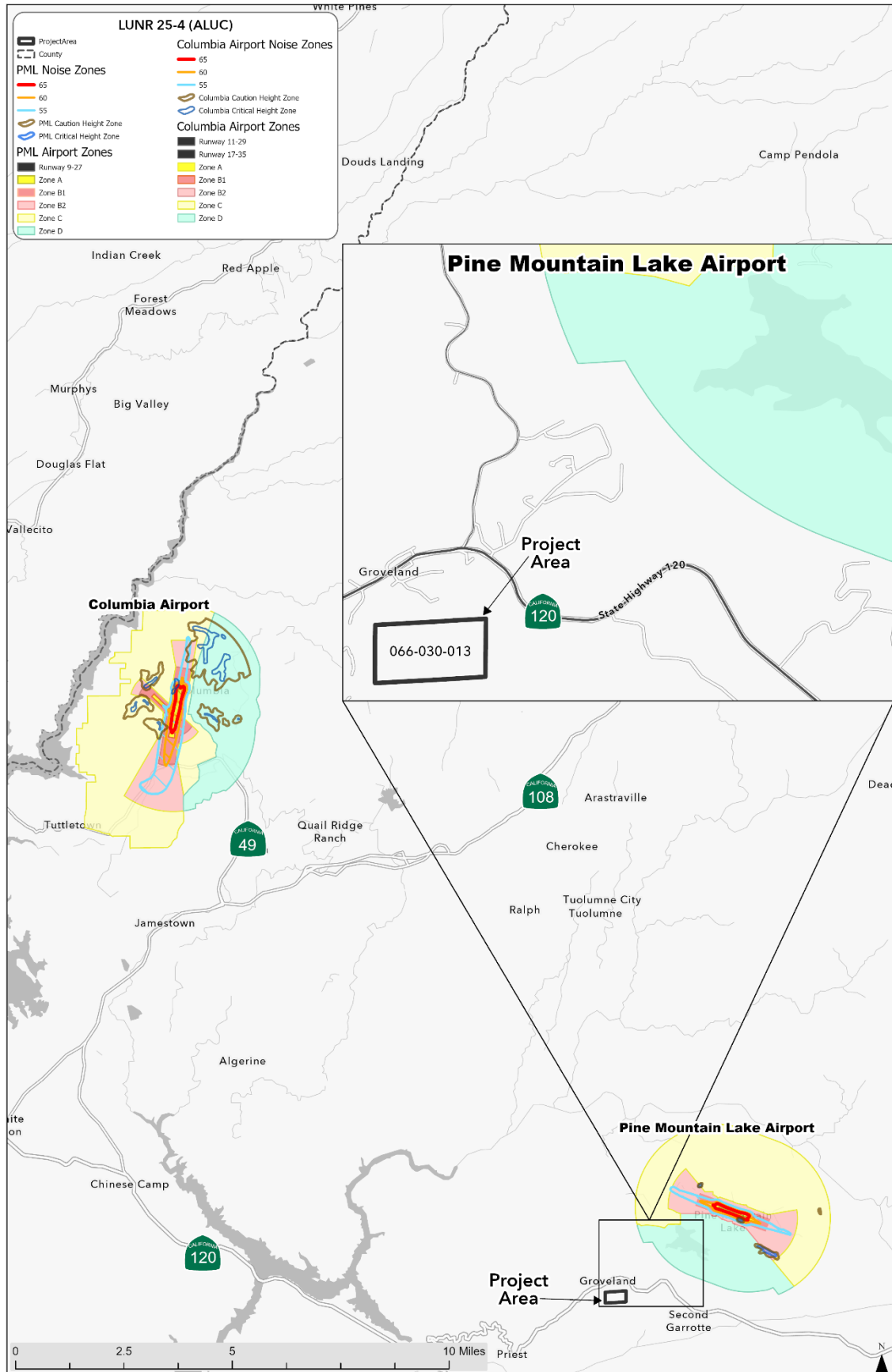
SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

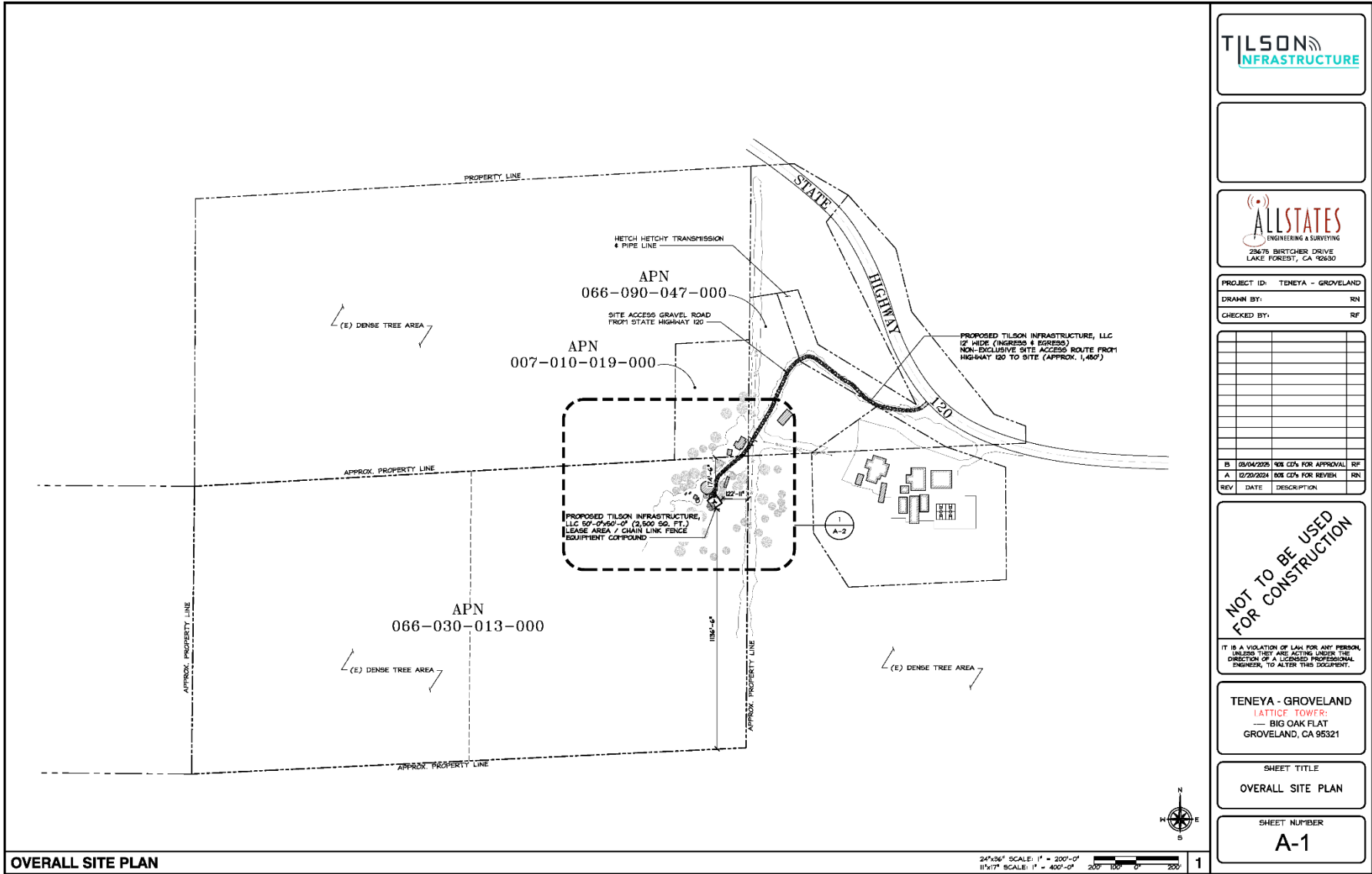
Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- 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 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 that may attract large flocks of birds.

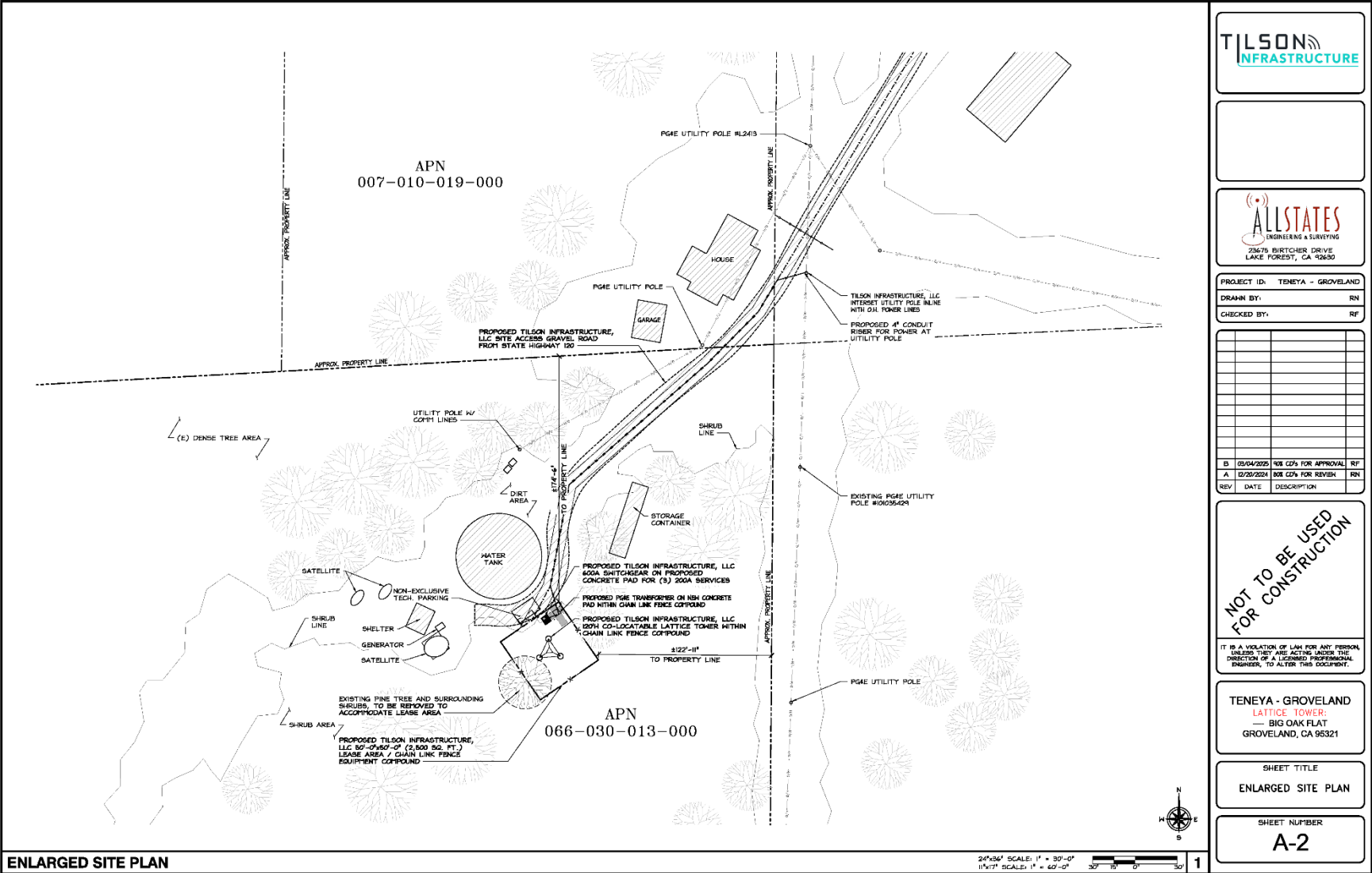
Attachment 1: Airport Vicinity Map



Attachment 2: Overall Site Plan



Attachment 3: Enlarged Site Plan



Attachment 4: Elevations

