



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP
ALUC Secretary

TUOLUMNE COUNTY AIRPORT LAND USE COMMISSION BOARD OF SUPERVISORS CHAMBERS 2 SOUTH GREEN STREET, SONORA CA August 6, 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

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Local Agency Formation Commission to participate by teleconference. Under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the LAFCO Commission meeting, please call **209-770-5423**.

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 August 6, 2020 Airport Land Use Commission meeting, follow the instructions below. For detailed Zoom instructions go to the Agenda Packet at <https://www.tuolumnecounty.ca.gov/AgendaCenter/Airport-Land-Use-Commission-3>

1) Use the link to join the webinar: <https://us02web.zoom.us/j/89995573399> (Webinar ID: 899 9557 3399)

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 June 4, 2020.

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.

6. PUBLIC HEARING

Cal.net Wireless Towers

- A. FORGUES**, Conditional Use Permit CUP20-005 to allow the development of a new 80 foot tall wireless communications tower to provide internet service and related equipment within a fenced area. The project site is a 14.6± acre parcel zoned RE-5:MX (Residential Estate, Five Acre Minimum:Mobile Home Exclusion) under Title 17 of the Tuolumne County Ordinance Code.

5456 Valle Verde in the community of La Grange, approximately 1,950± feet northwest of the intersection of Fuente de Flores and Valle Verde. Within a portion of Section 32, Township 2 South, Range 14 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Number 073-030-003.

- B. COLD SPRINGS WATER COMPANY**, Conditional Use Permit CUP20-008 to allow the development of a new 120 foot tall wireless communications tower to provide internet service and related equipment within a 14.5 foot by 14.5 foot fenced area. The project site is a 0.67± acre parcel zoned R-1:MX (Single Family Residential: Mobile Home Exclusion Combining) under Title 17 of the TCOC.

The project site is located at 29384 Old Mono Road in the community of Cold Springs, approximately 1,200± feet southwest of the intersection of State Highway 108 and Old Mono Road. Within a portion of Section 36, Township 4 North, Range 17 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 023-330-003.

- C. ROMANO**, Conditional Use Permit Conditional Use Permit CUP20-009 to allow the development of a 150 foot tall wireless communications tower to provide internet service and related equipment within a 20 foot by 20 foot fenced area. The project site is a 1.52± acre parcel zoned R-1 (Single Family Residential) under Title 17 of the Tuolumne County Ordinance Code.

26441 Long Barn Court in the Community of Long Barn, approximately 200 feet east of the intersection of Long Barn Road and Long Barn Court. Within a portion of

Section 20, Township 3 North, Range 17 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 023-200-043.

- D. **REED**, Conditional Use Permit CUP20-010 to allow the development of a new 150-foot tall wireless communications tower to provide internet service and related equipment within a 20 foot by 20 foot fenced area. The project site is a 1.05± acre parcel zoned RE-1 (Residential Estate One Acre Minimum) under Title 17 of the TCOC.

The project site is located at 20775 Koinonia Court in the community of Mi-Wuk, approximately 315± feet east of the intersection of Koinonia Court and State Highway 108. Within a portion of Section 35, Township 3 North, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 046-080-014.

- E. **RENTERIA**, Conditional Use Permit CUP20-011 to allow the development of a new 120 foot tall wireless communications tower to provide internet service and related equipment within a 14.5 foot by 14.5 foot fenced area. The project site is a 7.4± acre parcel zoned RE-5 (Residential Estate Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

18555 Tuolumne Road in the community of Tuolumne, approximately 760± feet north of the intersection of Hershey Road West and Yosemite Road. Within a portion of Section 7, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 062-530-001.

- F. **VETESY**, Conditional Use Permit CUP20-015 to allow the development of a 150 foot tall wireless communications tower to provide internet service and related equipment within a 20 foot by 20 foot fenced area. The project site is a 48.28± acre parcel zoned K (General Recreational) under Title 17 of the Tuolumne County Ordinance Code.

Leland Meadow Road, east of the community of Strawberry, approximately 6,900± feet northeast of the intersection of State Highway 108 and Leland Meadow Road. Within a portion of Section 3, Township 4 North, Range 18 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 024-420-01.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. COMMISSION BUSINESS

Election of Officers

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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COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

July 22, 2020

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

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 August 6, 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.



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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/89995573399>

Or iPhone one-tap :

US: +16699006833,,89995573399# or +13462487799,,89995573399#

Or Telephone:

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

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

Webinar ID: 899 9557 3399

International numbers available: <https://us02web.zoom.us/j/89995573399>

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 845 9460 0830
- 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

Cal.net wireless internet towers

DATE: July 14, 2020

SURFACE/MINERAL
RIGHTS OWNERS: See Table 1 below

APPLICANT: Cal.net

ALUC PROJECT
NUMBER: ALUC20-011

PROJECTS AND LOCATION

PROJECT
DESCRIPTION:

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4. **REED**, Conditional Use Permit CUP20-010 to allow the development of a new 150-foot tall wireless communications tower to provide internet service and related equipment within a 20 foot by 20 foot fenced area. The project site is a 1.05± acre parcel zoned RE-1 (Residential Estate One Acre Minimum) under Title 17 of the TCOC.

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Table 1: Tower Site Information

CUP Number	Owner	Height (ft)	Total Elevation of Tower (ft)	Distance to Columbia Airport	Distance to PML Airport (miles)
CUP20-005	Jess Forgues	80±	1,020±	21.26±	17.21±
CUP20-008	Cold Springs Water Company	120±	5,888±	20.9±	21.2±
CUP20-009	Donald & Peggy Romano	150±	5,310±	16.8±	21.3±
CUP20-010	Bob Reed	150±	4,910±	12.82±	14.29±
CUP20-011	Peter Renteria	120±	3,080±	9.49±	8.01±
CUP20-015	Lance & Melissa Vetesy	150±	6,438±	27.5±	27.9±

1. Section 18.24.040 of the Tuolumne County Ordinance Code indicates that the provisions of Chapter 18.24 apply to any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above the ground level at the site. Section 18.24.050 indicates that the Airport Land Use Commission shall consider the application at a noticed public meeting and consider public input where applicable prior to rendering its decision.
2. Paragraph (c)(1) of Policy 2.1.5.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that the following types of applications be reviewed by the Airport Land Use Commission:

Regardless of location within Tuolumne County, any discretionary entitlement proposal for construction or alteration of a structure (including antennas) taller than 75 feet above the ground level at the site. (Any structures taller than 200 feet also require notification to the Federal Aviation Administration in accordance with Section 77.13(a)(1) of the Federal Aviation Regulations.)

3. The application for Conditional Use Permit CUP20-005, CUP20-008, CUP20-009, CUP20-010, CUP20-011 and CUP20-015 are being referred to the Airport Land Use Commission as required by Section 18.24.040 of the Tuolumne County Ordinance Code and Policy 2.1.5.2 of the Airport Land Use Compatibility Plan.
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 or 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. Section 18.24.050 of the Ordinance Code states as follows:

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.*

Table 2: Staff Determinations

CUP Number	Consistent with Ordinance Code	Consistent with Airport Land Use Compatibility Plan	Consistent with FAA Height Limits
CUP20-005	Yes	Yes	Yes
CUP20-008	Yes	Yes	Yes
CUP20-009	Yes	Yes	Yes
CUP20-010	Yes	Yes	Yes
CUP20-011	Yes	Yes	Yes
CUP20-015	Yes	Yes	Yes

SECRETARY'S CERTIFICATION

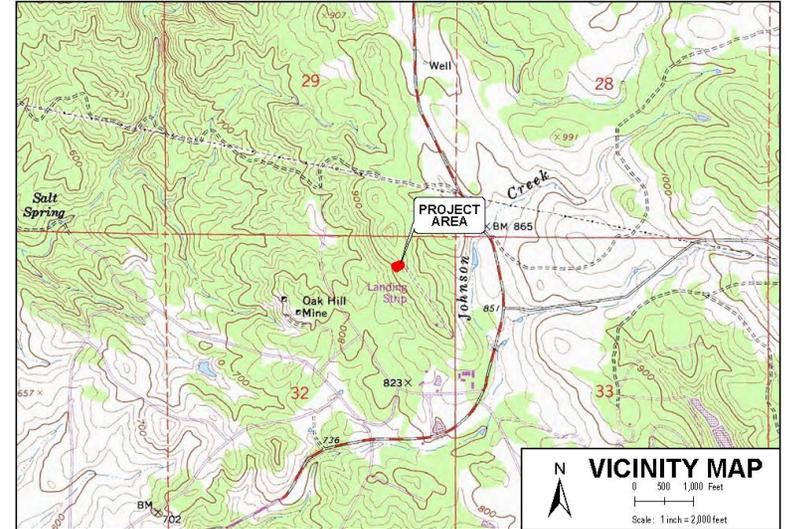
COMPATIBILITY PLAN:

Conditional Use Permits CUP20-005, CUP20-008, CUP20-009, CUP20-010, CUP20-011, and CUP20-015

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

- A. The projects comply with the height limits established by the Federal Aviation Administration (FAA).
- B. I certify that the uses are not anticipated to:
 - Create electrical interference with radio communication between either of the airports in Tuolumne County and the aircraft.
 - Make it difficult for flyers to distinguish between airport lights and others.
 - Result in glare in the eyes of flyers using either of the airports in Tuolumne County.
 - Impair visibility in the vicinity of either of the airports in Tuolumne County.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airports in Tuolumne County.
- C. The uses are consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following conditions:
 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 which may attract large flocks of birds.
 2. 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 thirty (30) days prior to the start of construction of any new structures on the project site. The enclosed form may be completed and mailed to the FAA at the address provided in the enclosed materials. A copy of the form shall be submitted to the Community Development Department. Alternatively, the form may be completed on-line at:
<https://www.faa.gov/airports/resources/forms/?sect=airspace>

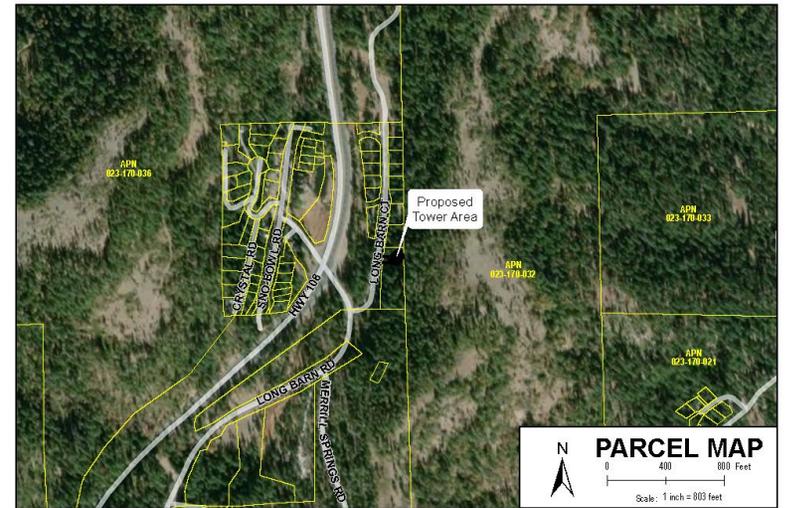
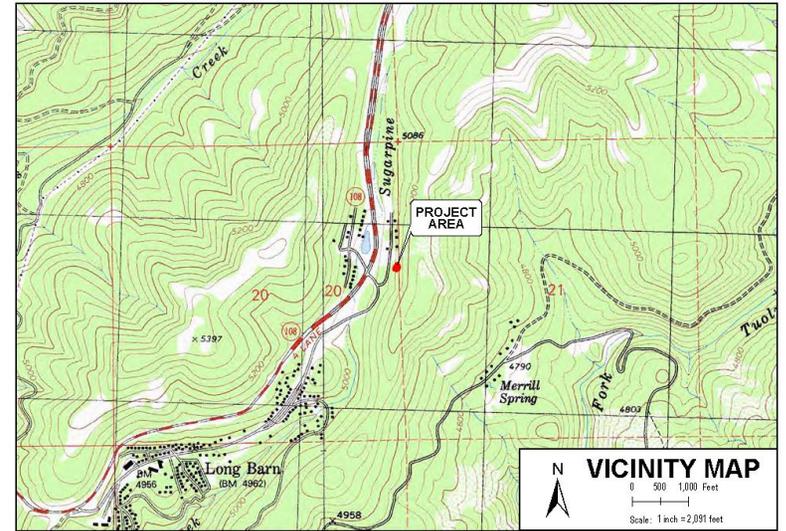
Forgues CUP20-005 Site Plan



Forgues Project Site 7 - Site plan
5456 Valle Verde,
La Grange CA 95329

17032TUMA_ProjectSiteMap_v2.mxd

Romano CUP20-009 Site Plan

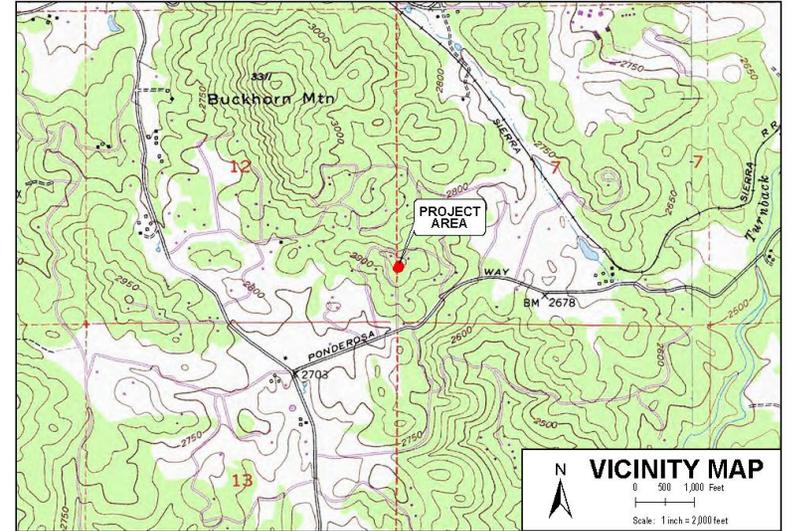


Ramano Project Site 14 - Site plan
26441 Long Barn Ct.
Long Barn, CA 95335

Cal.net

17032TUMA_CalNet_CASF_ProjectSiteMap_v2.mxd

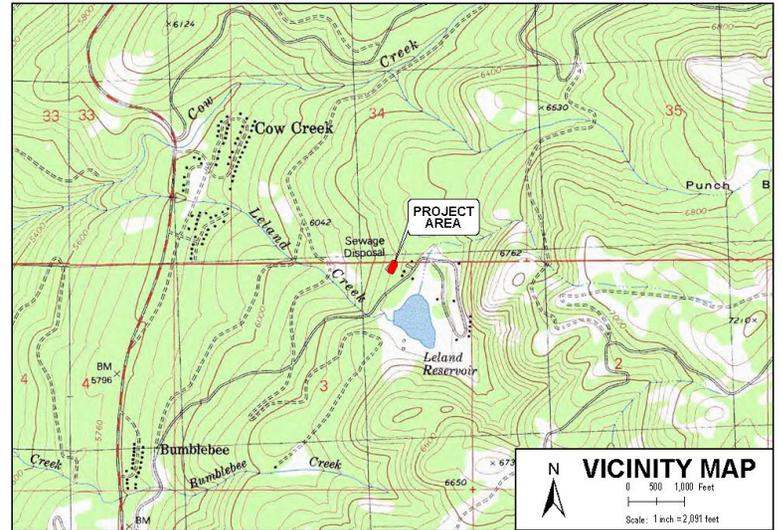
Renteria CUP20-011 Site Plan



Renteria Project Site 16 - Site plan
18555 Hershey Rd.
W Tuolumne, CA 95370



Vetesy CUP20-015 Site Plan

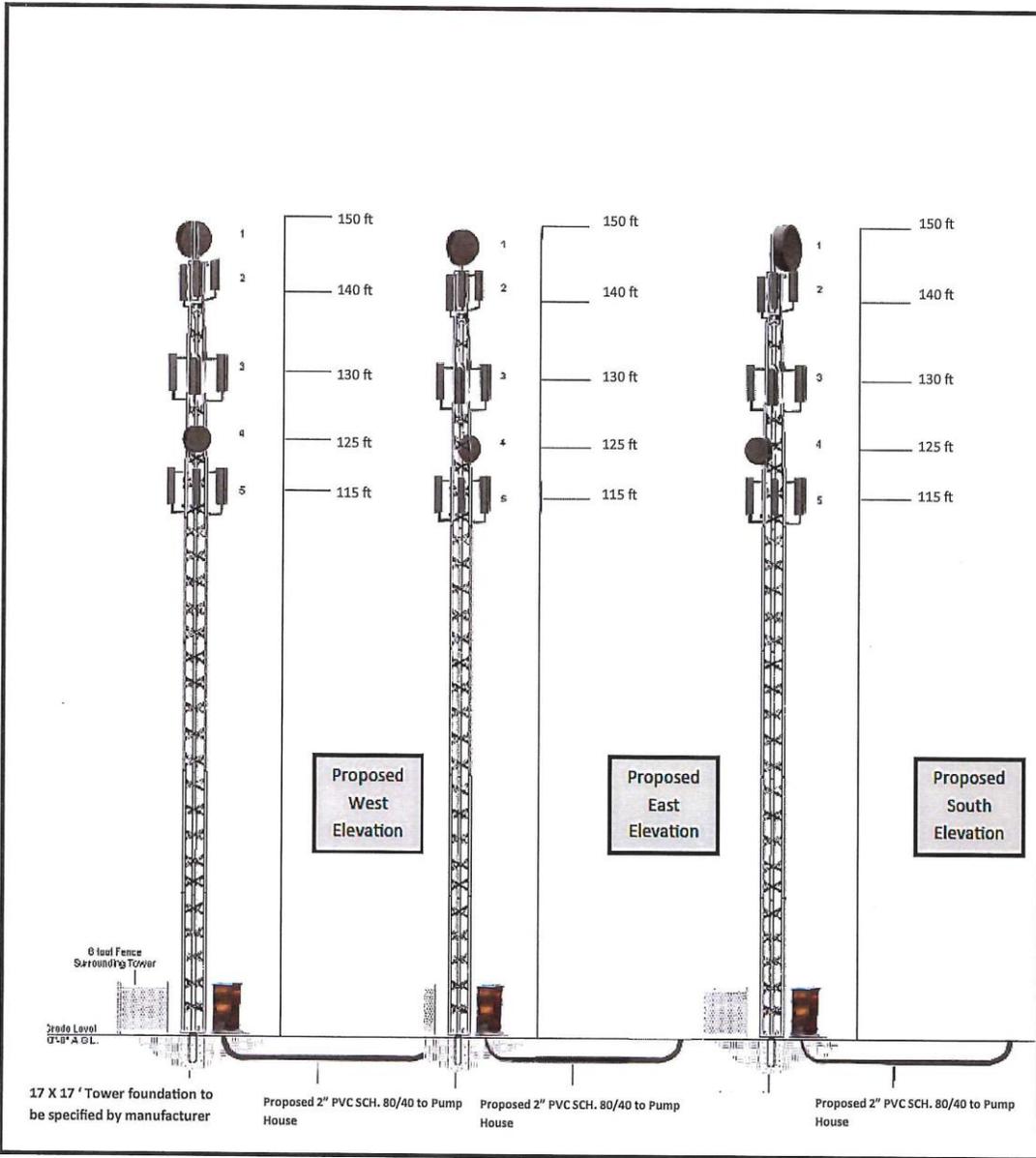


Vetesy Project Site 20 - Site plan
29630 Leland Ct.
Pinecrest CA 95364

Cal.net

17032TUMA_CalNet_CASF_ProjectSiteMap_v2.mxd

Typical Elevations



Antenna List

1	SIAE Licensed PTP
2	Cambium PTMP
3	UBNT PTMP
4	UBNT Dish PTP
5	TV White Space PTMP

Lealand Meadows Project Site 20 —Site plan
 APN: 024-420-001





AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP.
ALUC Secretary

TUOLUMNE COUNTY AIRPORT LAND USE COMMISSION MINUTES June 4, 2020

48 Yaley Avenue, Sonora
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www.tuolumnecounty.ca.gov

PRESENT: Chair Jim Goodrich, Commissioners Mark Bautista, and Leon Liebster

ABSENT: Commissioners Ed Sunday and Mark Banks

STAFF: Quincy Yaley, Community Resources Agency Assistant Director of Development;
Terrilyn Turner, Land Use Technician

CALL TO ORDER/ROLL CALL:

Chair Goodrich called the meeting to order at 6:00 p.m. and led the Commission and audience members in the Pledge of Allegiance.

Chair Goodrich asked staff to roll call the Commission

Chair Goodrich : Aye
Commissioner Liebster: Aye
Commissioner Bautista: Aye
Commissioner Banks: Absent
Commissioner Sunday: Absent

Chair Goodrich indicated that there was a quorum.

Chair Goodrich welcomed everyone to the meeting. He gave an overview of the COVID-19 procedures and Zoom instructions for the meeting.

APPROVAL OF THE MINUTES:

There were no minutes from the December 5, 2019 ALUC meeting.

PUBLIC COMMENT:

Chair Goodrich opened the 15 minute public comment period, at which time anyone may come forward and address the Commission on any item not on the Agenda.

Seeing no one wishing to speak, the public comment period was closed.

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.

Terrilyn Turner gave an overview of the proposed project description and location.

Chair Goodrich asked if the Commission had any questions.

A discussion ensued on the building materials. The Commission determined that the proposed project met the 7 to 1 setback requirements.

Chair Goodrich opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

It was moved by Commissioner Liebster and seconded by Commissioner Bautista to find that Building Permit B2019-02414 is compatible with the Airport Land Use Compatibility Plan pursuant to the Secretary's Evaluation, and subject to items A and B.

Chair Goodrich asked staff to roll call for the vote.

Chair Goodrich: Aye
Commissioner Liebster: Aye
Commissioner Bautista: Aye
Commissioner Banks: Absent
Commissioner Sunday: Absent

Chair Goodrich called for the vote: Ayes, 3; Noes, 0; Abstain, 0.

Motion carried: 3 – 0 – 0 With Commissioners Banks and Sunday being absent.

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.

Ms. Yaley gave a PowerPoint presentation of the proposed project description and location.

Chair Goodrich asked if any of the Commissioner had questions of staff.

Chair Goodrich opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, he referred the item back to the Commission.

It was moved by Commissioner Liebster and seconded by Commissioner Bautista to find that Building Permit B2019-02409 is compatible with the Airport Land Use Compatibility Plan pursuant to the Secretary's Evaluation, and subject to items A and B.

Chair Goodrich asked staff to roll call for the vote.

Chair Goodrich: Aye
Commissioner Liebster: Aye

Commissioner Bautista: Aye
Commissioner Banks: Absent
Commissioner Sunday: Absent

Chair Goodrich called for the vote: Ayes, 3; Noes, 0; Abstain, 0.

Motion carried: 3 – 0 – 0 With Commissioners Banks and Sunday being absent.

1. **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.

Ms. Yaley gave a PowerPoint presentation on the proposed project description and location.

Chair Goodrich asked if the Commission had any questions for staff.

A discussion ensued on structures protruding into the conical zone.

Chair Goodrich opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

It was moved and seconded to find that Tentative Parcel Map T20-006 is compatible with the Airport Land Use Compatibility Plan pursuant to the Secretary's Evaluation, and subject to items A and B.

Chair Goodrich asked staff to roll call for the vote.

Chair Goodrich: Aye
Commissioner Liebster: Aye
Commissioner Bautista: Aye
Commissioner Banks: Absent
Commissioner Sunday: Absent

Chair Goodrich called for the vote: Ayes, 3; Noes, 0; Abstain, 0.

Motion carried: 3 – 0 – 0 With Commissioners Banks and Sunday being absent.

OLD BUSINESS:

None.

NEW BUSINESS:

Update of Airport Land Use Compatibility Plan

COMMISSION BUSINESS:

COMMISSIONER/STAFF REPORTS:

ADJOURNMENT:

There being no further business to come before the Commission, Chair Goodrich adjourned the meeting at 6:48 p.m.

Respectfully,

Quincy Yaley, AICP
Airport Land Use Commission Secretary

QY:tv

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