



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, COLUMBIA
VIA
IN PERSON ONLY
February 2, 2023
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

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. REPORTS FROM COMMISSIONERS AND STAFF

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

3. MINUTES

Consideration of Minutes of the ALUC Meeting of December 15, 2022.

4. ELECTION OF OFFICERS:

1. Chair
2. Vice-Chair

5. 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

1. **ROMERO**, Building Permit B2022-02369 to allow construction of a 4,200 square-foot hangar with attached 1,200 square-foot single family dwelling on a $\pm$ 2.01 acre parcel zoned RE-1:MX:AIR (Residential Estate, 1 Acre Minimum:Mobilehome Exclusion Combining:Airport Combining) under Title 17 of the Tuolumne County Ordinance.

21120 Ferretti Road, Groveland. A portion of Section 14, Twonship 1 South, Range 16 East, Mountain Diablo Baseline and Meridian. Assessor's Parcel Number 093-290-003. In Compatibility Zones B1 and B2 of the Pine Mountain Lake Airport.

6. 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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Columbia Airport and Pine Mountain Lake Airport

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ALUC Secretary

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Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

SECRETARY'S EVALUATION

DATE: January 10, 2023

SURFACE/MINERAL

RIGHTS OWNERS: Luisa Romero

APPLICANT: Luisa Romero

PROJECT

NUMBER: ALUC23-001

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Building Permit B2022-02369 to allow construction of a 4,200 square-foot hangar with attached 1,200 square-foot single family dwelling on a ± 2.01 acre parcel zoned RE-1:MX:AIR (Residential Estate, 1 Acre Minimum: Mobilehome Exclusion Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: 21120 Ferretti Road, Groveland. A portion of Section 14, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-290-003. In Compatibility Zones B1 and B2 of the Pine Mountain Lake Airport.

1. An application was submitted to propose the construction of a 50-foot by 84-foot aircraft hangar with 2,135 square-foot 3-car garage beneath, and a 24 foot by 30 foot multistory residence with a single-car garage on its lowest level attached to the hangar on its east side. The proposed hangar and residence will be approximately 25 feet, six inches in height above grade across the hangar door opening on the airport side, and constructed of steel and glass. Due to the split-level nature of the proposed residence and garages, there is a retaining wall proposed to separate the driveway areas on the south and east side of the structure with the grade adjacent to the hangar door on the taxiway side. The project site is currently undeveloped, apart from an existing paved taxiway traversing the width of the parcel on its northern end, and has approximately 80 feet of relief from its upper end on the airport side to its lower end fronting Ferretti Road.

ALUC Plan Review

2. The project site is located in Compatibility Zones B1 and B2 of the Pine Mountain Lake Airport. The proposed hangar and residence are located in Zone B1. The project driveway and septic disposal field and expansion areas are located downslope from the proposed structure, and further away from the existing runway and taxiway of the airport, in Zone B2. The proposed hangar/residence has an approximate hangar finished floor elevation of 2,916 feet above mean sea level and will be located within the 55dB noise contour associated with the Pine Mountain Lake Airport. The footprint of the proposed structure and its associated improvements is within mapped Critical Height Zone and Height Caution Zone polygons for the airport. A concrete apron, constrained on its western and eastern edges and roughly 27 to 47 feet in width (measured off the face of the proposed hangar structure addressing the existing paved taxiway) is proposed to be constructed, for aircraft to access the airfield from

the hangar. The apron gradient varies from 0.5% to 5%. Vehicular traffic can only access the parcel via a driveway and encroachment off Ferretti Road.

3. Since the hangar and residence structure 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. 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)
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 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	* Children's schools, day care centers, libraries Hospitals, nursing homes	* Locate structures away from extended runway centerline * Additional NLR required for some uses ⁶
B2	Extended Approach/Departur e Zone	0.33 (3-acre parcel)	50	* Highly noise- sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials ⁶ * Hazards to flight ⁴	* Airspace review required for all objects (B1 zone) * Deed notice recordings ³

Table 2A – Primary Compatibility Criteria

Table 2A lists an allowable residential density of 0.1 residential dwelling units per ten acre parcel, or 1 dwelling unit per acre within the B1 Compatibility Zone. This project, which proposes to construct 1 dwelling unit located within a portion of a 1.93-acre lot located within the B1 Compatibility Zone is within the density requirements of the B1 zone, and does not embody a prohibited use. The site is not within the extended runway centerline of Runway 9-27. Airspace review will be required, per Table 2A.

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 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 2.4.3.5. The project is consistent with the *Compatibility Plan*.
8. The project's structures fall within the mapped Critical Height Zone and Height Caution Zone of the Pine Mountain Lake Airport. Per the *Compatibility Plan*, Policy 2.4.3.2.(b)(1), All locations within Compatibility Zone B2 are considered to be within the Height Caution Zone. Per Policy 2.4.3.2 (b) (2), within the Height Caution Zone, objects up to 50 feet in height are acceptable. The proposed structure is anticipated to be a maximum of 25'-6" above grade on its side facing the active airport. Per Policy 2.4.3.2(a)(1) of the *Compatibility Plan*, all locations within Compatibility Zones B1 are considered to be within the Critical Height Zone, and per Policy 2.4.3.2(a)(3), all proposed projects located within the Critical Height Zone are subject to ALUC review.
9. Per Table 2A and Policy 2.4.3.2(a)(3), based on its presence in Compatibility Zone B1, the project is subject to airspace review for its structures. CDD staff have prepared this analysis, to see if the proposed structure of the project falls beneath the FAR Part 77 surface plane for the Pine Mountain Lake Airport; please see Exhibit D attached elsewhere in this report for a diagram. The proposed location of the structure is approximately 625 feet offset perpendicular to the centerline of Runway 9-27. Per the Airport Master Plan, this places its location within the footprint of the FAR Part 77 7:1 transitional section, approximately 500' away from the edge of the Obstacle Free Zone (OFZ) and Object Free Area (OFA). Based on this hinge point constituting the toe of the 7:1 transitional slope, and an airport base elevation of 2,934 feet above mean sea level, and a building peak elevation of 2,941 feet above mean sea level as shown on plans submitted with the project, the highest point of the proposed structure should be no less than approximately 63 feet below the surface plane of the 7:1 transitional slope.
10. The proposed residential structure would be constructed within the 55 dB CNEL noise zone. Table 2B of the *Compatibility Plan* identifies single-family residential dwellings as a "marginally acceptable" use within the 55-60 CNEL dB. It indicates that a moderate interference with outdoor activities--and with indoor activities when windows are open--may occur. Outdoor activities at the site should be minimal and construction features which provide noise attenuation, such as provision for air conditioning so that windows can be kept closed, will eliminate most noise intrusions upon indoor activities.

Land Use Category	CNEL (dB)				
	50-55	55-60	60-65	65-70	70-75
<i>Residential</i>					
single-family, nursing homes, mobile homes	+	0	-	--	--
multi-family, apartments, condominiums	++	+	0	--	--
<i>Public</i>					
schools, libraries, hospitals	+	0	-	--	--
churches, auditoriums, concert halls	+	0	0	-	--
transportation, parking, cemeteries	++	++	++	+	0
<i>Commercial and Industrial</i>					
offices, retail trade	++	+	0	0	-
service commercial, wholesale trade,	++	++	+	0	0
warehousing, light industrial	++	++	++	+	+
general manufacturing, utilities, extractive industry					

Land Use	Acceptability	Interpretation/Comments
++	<i>Clearly Acceptable</i>	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.
+	<i>Normally Acceptable</i>	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.
0	<i>Marginally Acceptable</i>	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.
-	<i>Normally Unacceptable</i>	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.
--	<i>Clearly Unacceptable</i>	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.

Table 2b Noise Compatibility Criteria

2-25

Ordinance Code Review

11. Assessor's Parcel Number 093-290-003's zoning 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.
12. 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.*
13. 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

14. 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.
15. 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>.

Exhibit A: Site Map
ALUC23-001

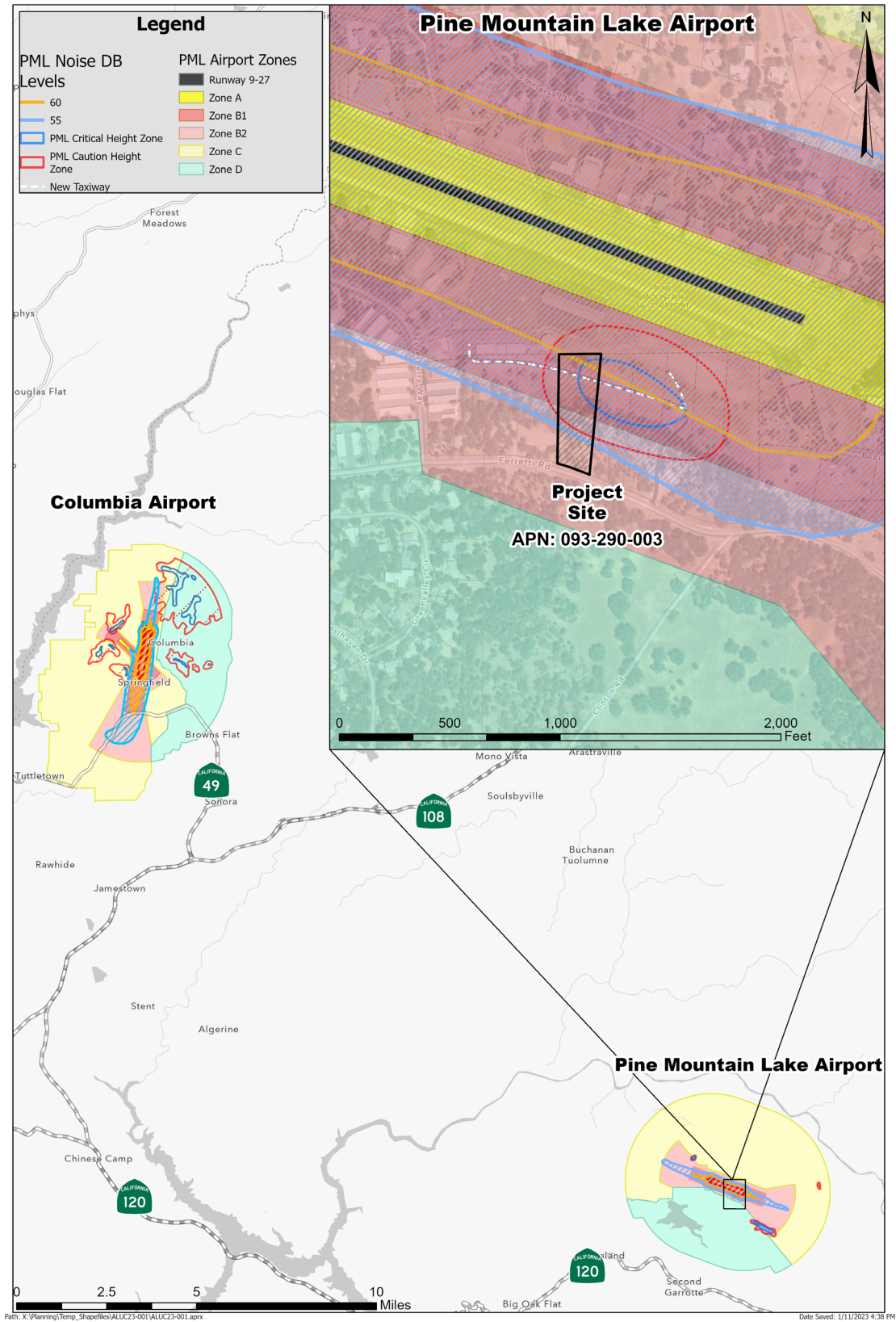
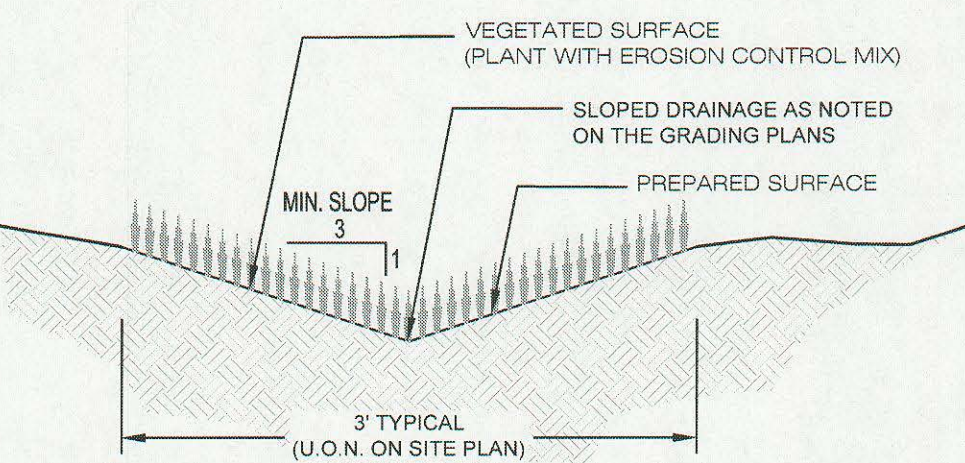
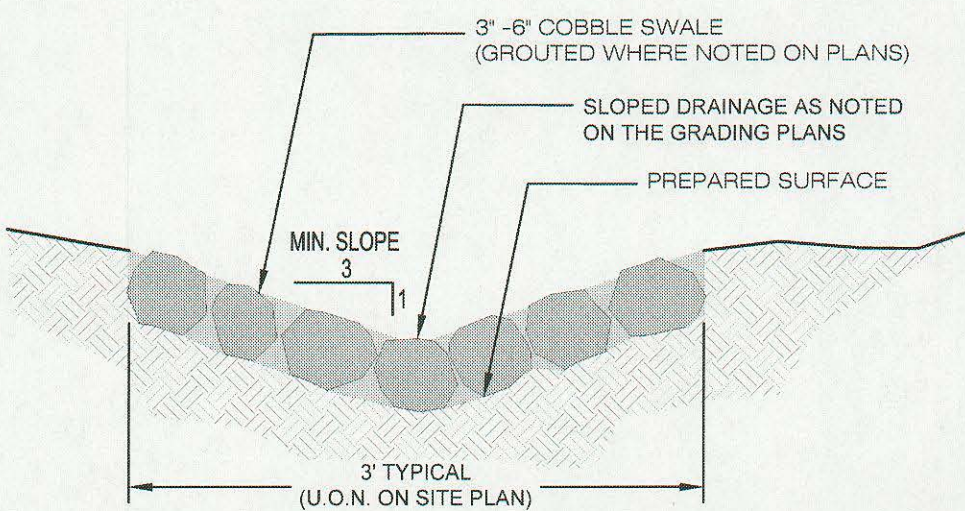


Exhibit B: Site Plan

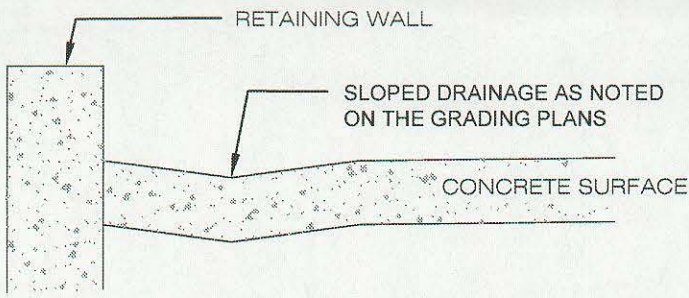
A SITE PLAN FOR:
LUISA ROMERO
LOT 3, AIRPORT ESTATES
GROVELAND, CA. 95321



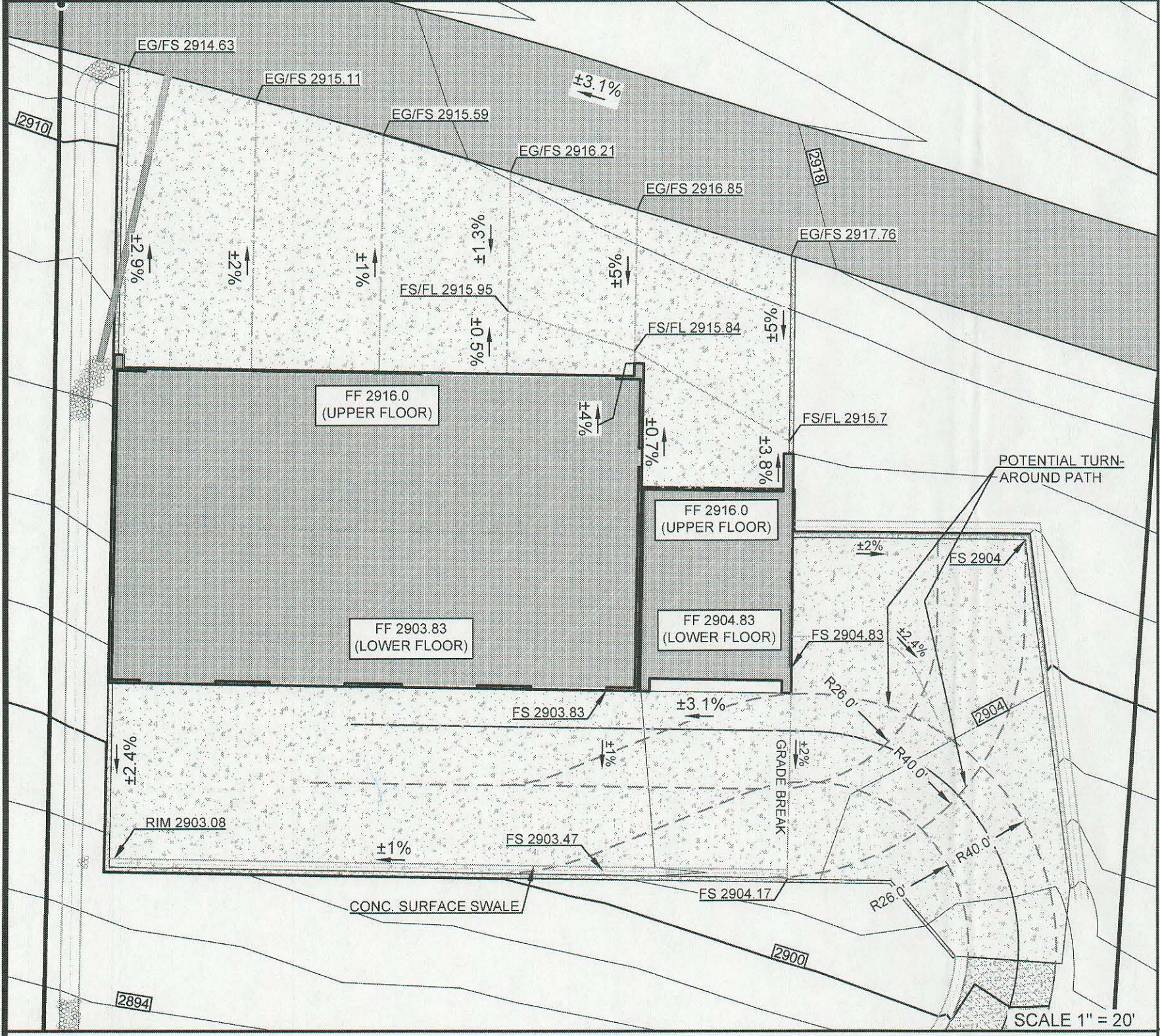
VEGETATED DRAINAGE SWALE



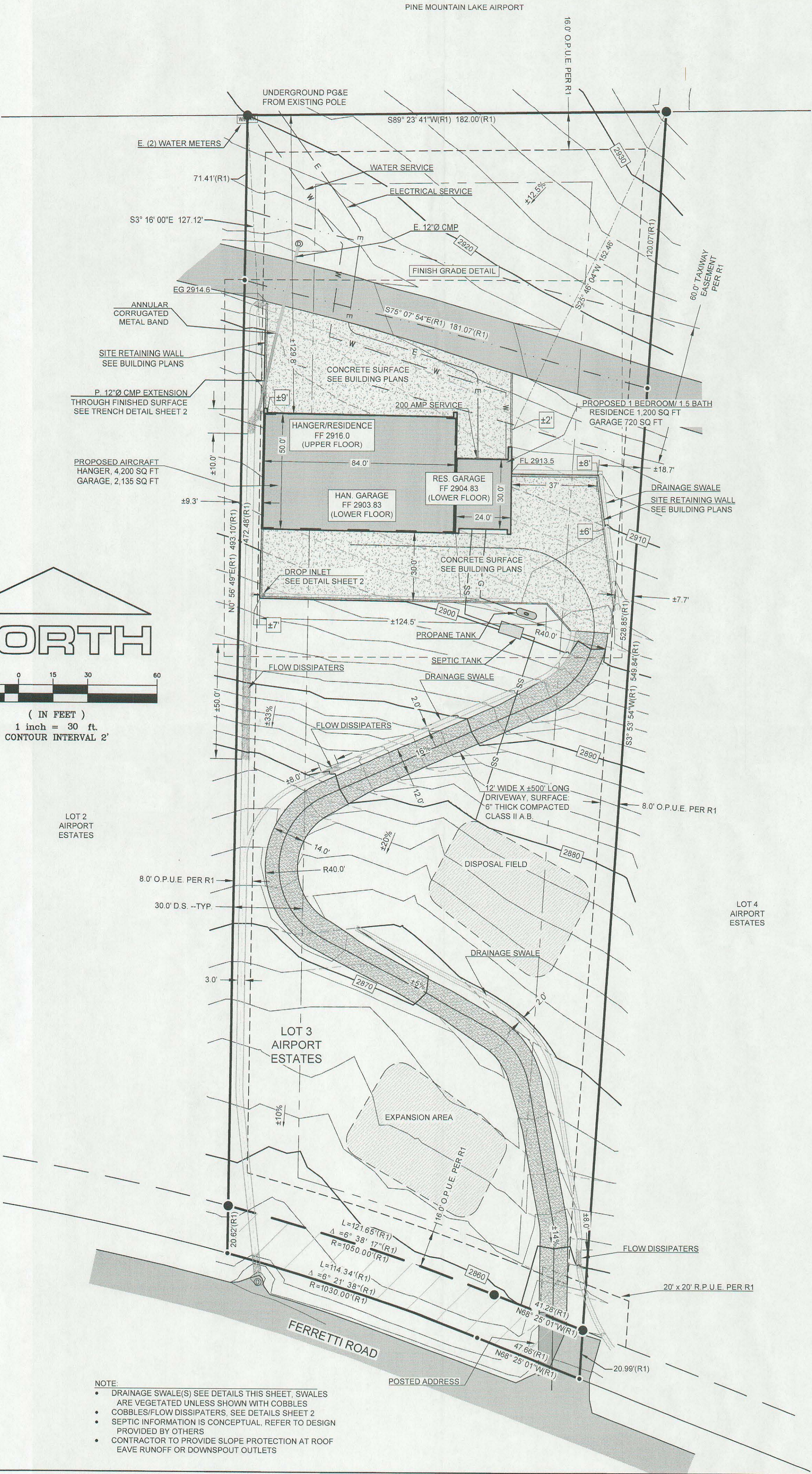
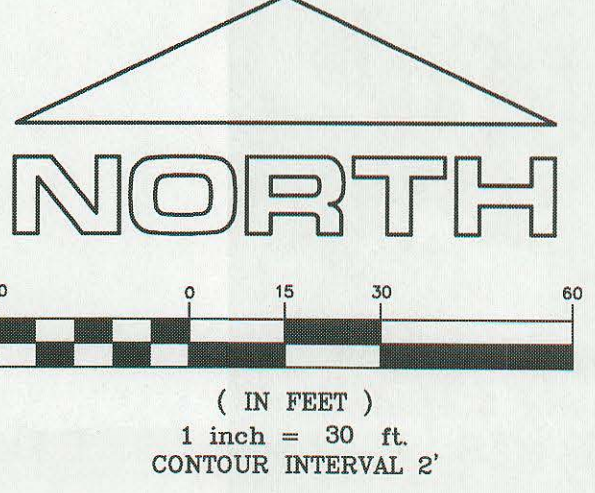
FLOW DISSIPATERS IN DRAINAGE SWALE



CONC SURFACE DRAINAGE SWALE



FINISH GRADE DETAIL



SITE PLAN

OWNER INFORMATION

OWNER: LUISA ROMERO
MAILING ADDRESS: 20810 ELDERBERRY WAY
GROVELAND, CA. 95321
EMAIL: ACROSPIN@GMAIL.COM

SITE INFORMATION

ADDRESS: LOT 3, AIRPORT ESTATES, GROVELAND, CA. 95321
A.P.N.: 093-290-003
M.O.R.: SUB 15-39
LOT SIZE: 2.01+ ACRES
SEWER: SEPTIC
WATER: GCSD
GENERAL PLAN: RR
ZONING: RE-1 MX AIR
LOT ELEVATION: 2800' +/-

NOTES

- ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AS NOTED.
- PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8726 OF THE BUSINESS AND PROFESSION CODE, SECTION 605 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27561 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- THESE PLANS HAVE BEEN PREPARED TO MEET THE STRUCTURAL REQUIREMENTS OF THE CURRENT BUILDING CODES. THE PLANS AND ASSOCIATED DETAILS HAVE BEEN DEVELOPED TO NOT PLACE ANY LOADS ON THE SEPTIC TANK LID AND/OR SIDE WALLS. IN NO CASE SHALL ANY FOOTING BE PLACED ON TOP OF THE SEPTIC TANK, LEACH LINE, OR DISTRIBUTION LINE. THE COMPONENTS OF THE SEPTIC SYSTEM DO NOT COMPLY WITH SETBACKS AND/OR CLEARANCES REQUIRED BY THE CALIFORNIA PLUMBING CODE AND TUOLUMNE COUNTY ORDINANCE CODE. REDUCTIONS AND/OR MODIFICATIONS TO THESE REQUIREMENTS MUST BE APPROVED BY THE COMMUNITY RESOURCES AGENCY'S DIRECTOR OF ENVIRONMENTAL HEALTH. THE SEPTIC SYSTEM FEATURES WILL BE REQUIRED TO BE UNCOVERED TO VERIFY THEIR EXACT LOCATION.
- DATUM FOR ELEVATIONS SHOWN IS NAV88 PER NGS BENCHMARK FAA Q86 B

LOCATION OF SEWAGE DISPOSAL SYSTEM			
MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM:	BUILDING SEWER	SEPTIC TANK	DISPOSAL FIELD
BUILDING OR STRUCTURES	2'	5'	8'
PROPERTY LINE ADJOINING PRIVATE PROPERTY	CLEAR	5'	5'
PRIVATE WATER WELLS	50'	50'	100'
LAKES OR RESERVOIRS WHERE USE IS, OR MAY BE INTENDED AS A DOMESTIC WATER SOURCE	50'	50'	200'
DISPOSAL FIELD		5'	5'
DOMESTIC WATER LINE	1'	5'	10'
DISTRIBUTION BOX		4'	4'
DRIVEWAY OR PARKING AREA		CLEAR	CLEAR
CUTBANK OR FILLBANK WHEN FACILITY ABOVE BANK	10'	10'	4' X HEIGHT
DOMESTIC WATER SUPPLY CANAL: ABOVE	50'	50'	100'
DOMESTIC WATER SUPPLY CANAL: BELOW	10'	10'	25'

PROJECT SCOPE

CONSTRUCT 4200 SQ. FT. HANGER WITH ATTACHED 1200 SQ. FT. 1 BEDROOM, 1.5 BATHROOM RESIDENCE. CONSTRUCT NEW SEPTIC SYSTEM. CONNECT TO GCSD WATER SUPPLY AND PG&E POWER. CONSTRUCT DRIVEWAY FROM FERRETTI RD.

GRADING

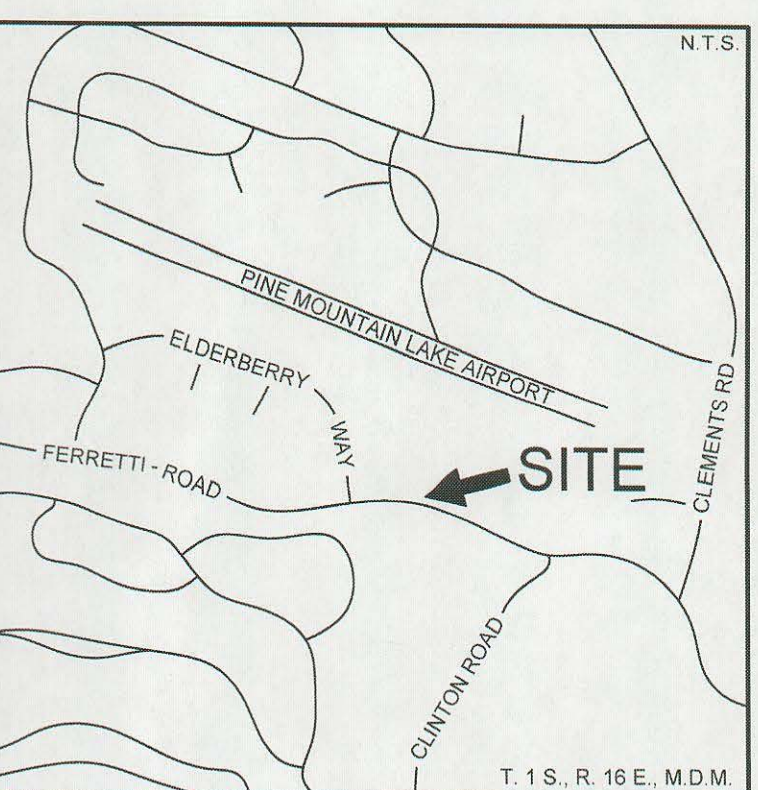
CUT: ±900 YDS³
FILL: ±900 YDS³

LEGEND

- RECORD LOCATION OF A 3/4" IRON PIPE TAGGED L.S. 5522 PER (R1)
- CALCULATED POINT, NOTHING FOUND OR SET.
- RECORD PER 15 SUB 39
- PROPERTY LINE
- DEFENSIBLE SPACE LINE (D.S.)
- OVERHEAD PUBLIC UTILITY EASEMENT (O.P.U.E.)
- TAXIWAY EASEMENT
- PAVEMENT
- ROAD PUBLIC UTILITY EASEMENT (R.P.U.E.) PER (R1)
- WATER METER
- DRAIN INLET / MANHOLE
- APPROXIMATE RETAINING WALL HEIGHT

RECEIVED
DEC 15 2022
Community Development
Department

VICINITY MAP



REVISIONS:

rev	date	description
-----	------	-------------

OWNER INFORMATION:

Luisa Romero
20810 Elderberry Way
Groveland, Ca. 95321
Email: acrospin@gmail.com

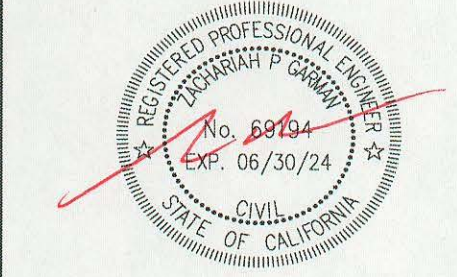
SITE INFORMATION:

093-290-003
Lot 3 Airport Estates
Groveland, Ca. 95321

PROJECT INFORMATION:

A Site Plan for
Luisa Romero
Lot 3 Airport Estates
Groveland, Ca. 95321
Email: acrospin@gmail.com

ENGINEER OF RECORD:



ISSUE DATE: 12/14/22

DRAWN BY: ZPG

CHECKED BY: KTQ

SCALE: 1" = 30'

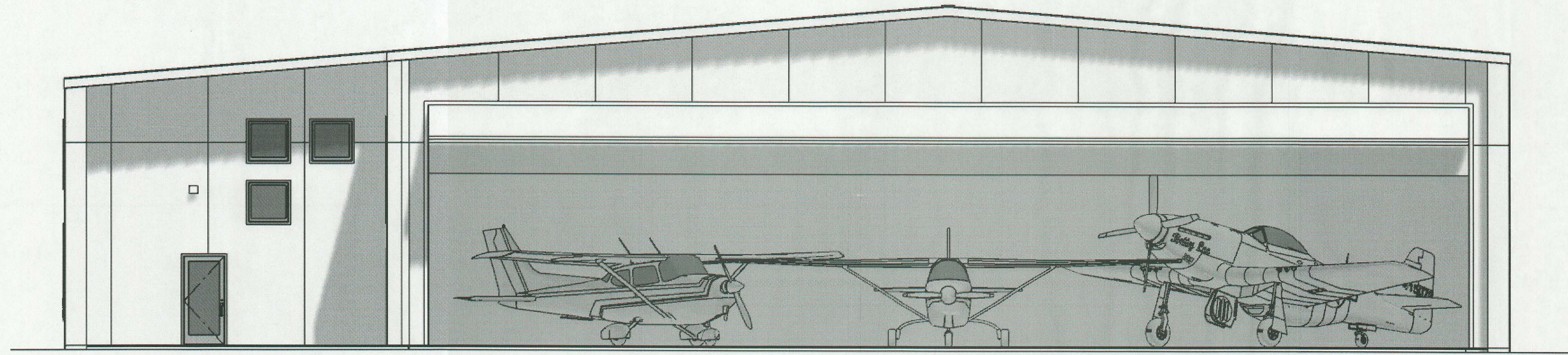
DRAWING: Site Plan

PROJECT NO: 20-11.23

SHEET: 1 OF: 2

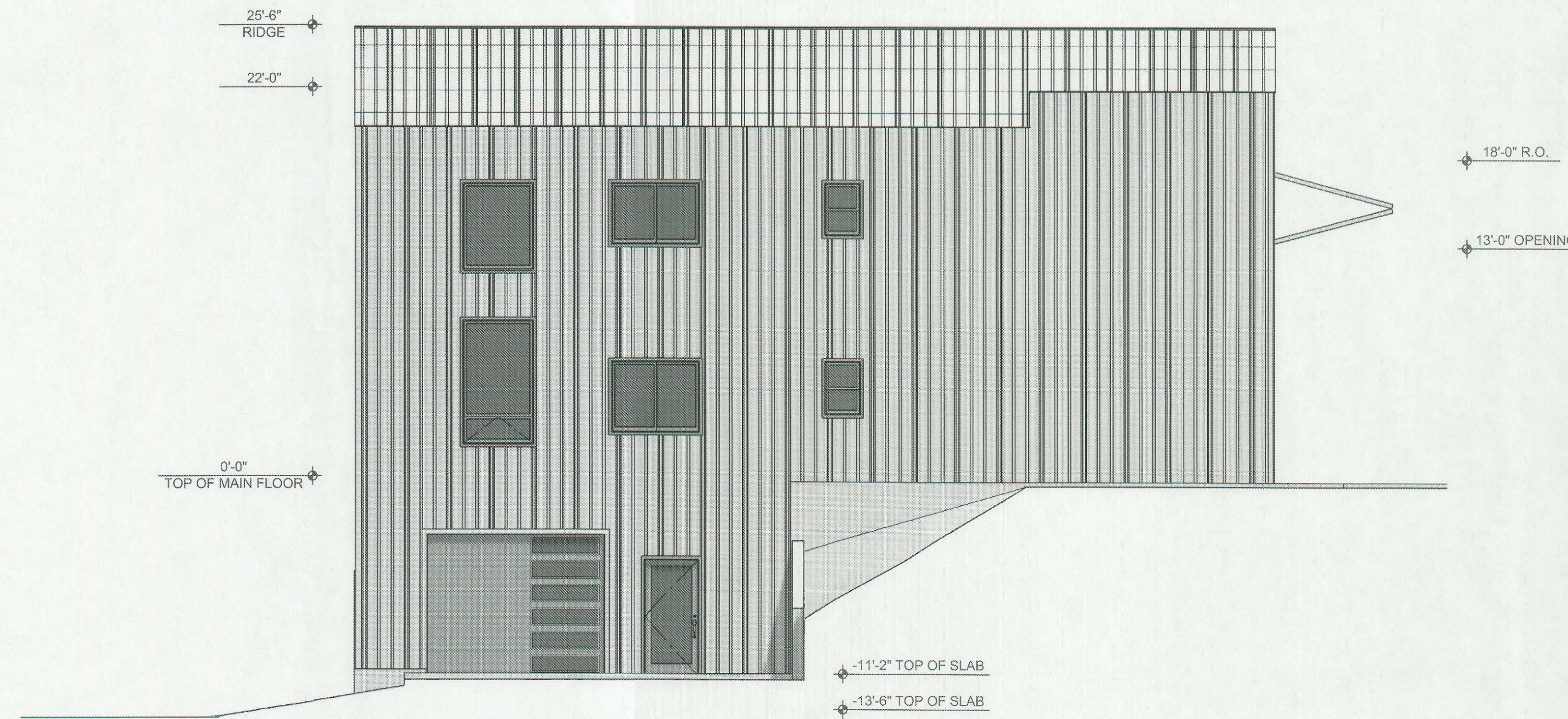
ROMERO, LUISA
B2022-02369
93-290-03
DUE: 01/05/2023

Exhibit C: Proposed Building Elevations



SCALE: 3/16" = 1'-0"

FRONT ELEVATION



SCALE: 3/16" = 1'-0"

LEFT ELEVATION

REVISION:

rev	date	description

OWNER INFORMATION:

Luisa Romero
20810 Elderberry Way
Groveland, CA. 95321
Email: acrosin@gmail.com

SITE INFORMATION:

APN 093-290-003
Lot 3 Airport Estates
Groveland, CA. 95321

PROJECT INFORMATION:

A new airplane hanger for:
Luisa Romero
Lot 3 Airport Estates
Groveland, CA. 95321
Email: acrosin@gmail.com

ENGINEER OF RECORD:



These drawings and specifications are the property of the engineer and shall not be used on any other work without the written consent of the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 12/13/22

DRAWN BY: RC

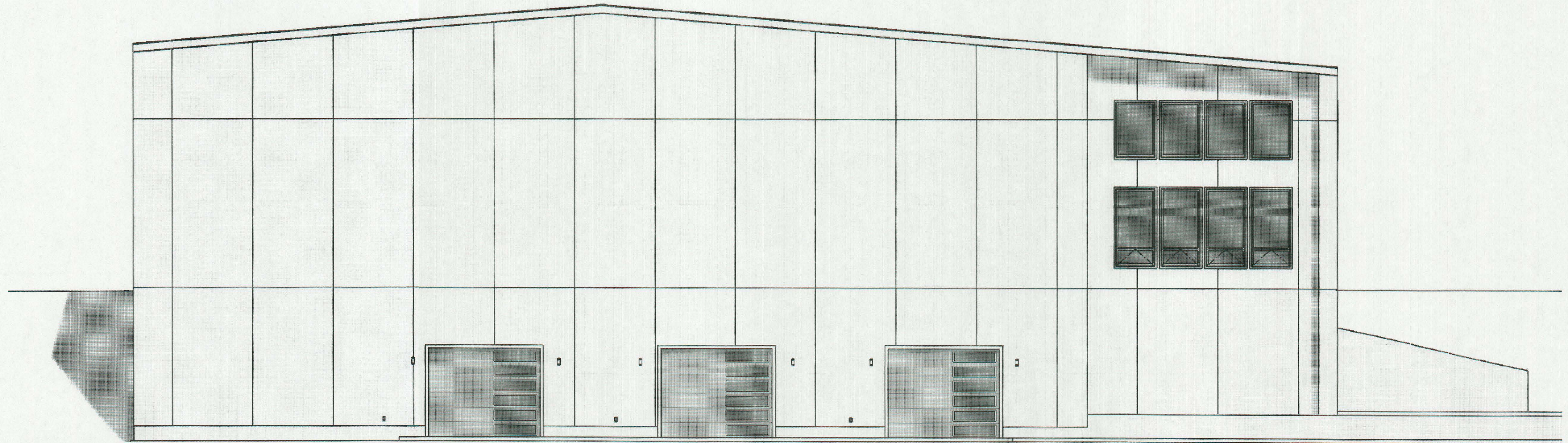
CHECKED BY: ZG

SCALE: AS NOTED

DRAWING: Elevation

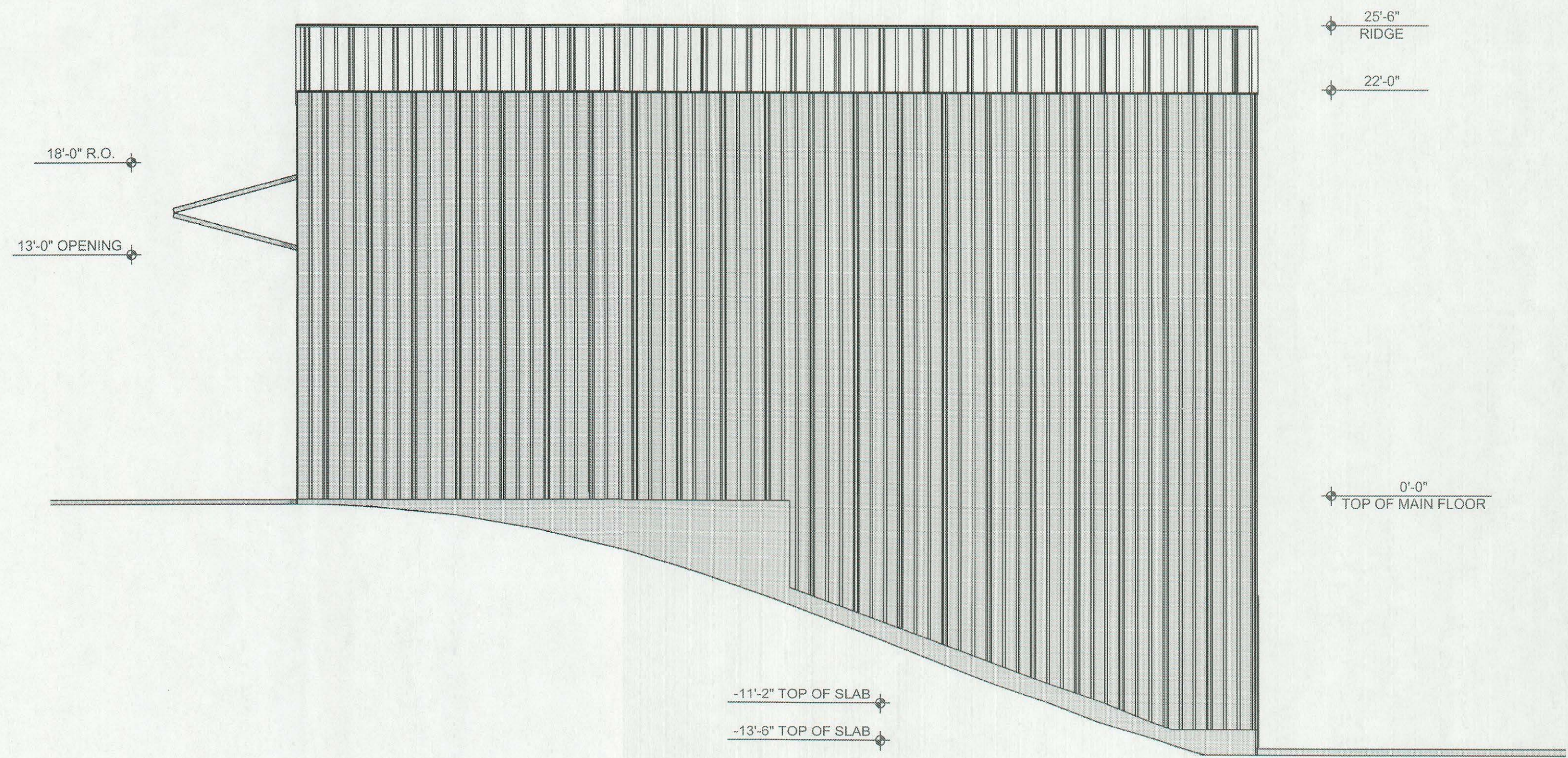
PROJECT NO: 20-11.23

SHEET: 5 OF: 22



SCALE: 3/16" = 1'-0"

FRONT ELEVATION



SCALE: 3/16" = 1'-0"

LEFT ELEVATION

REVISION:

rev	date	description

OWNER INFORMATION:

Luisa Romero
20810 Elderberry Way
Groveland, CA. 95321
Email: acrosplin@gmail.com

SITE INFORMATION:

APN 093-290-003
Lot 3 Airport Estates
Groveland, CA. 95321

PROJECT INFORMATION:

A new airplane hanger for:
Luisa Romero
Lot 3 Airport Estates
Groveland, CA. 95321
Email: acrosplin@gmail.com

ENGINEER OF RECORD:



These drawings and specifications are the property of the engineer and shall not be used on any other work without the agreement of the engineer. Written dimensions shall take precedence over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 12/13/22

DRAWN BY: RC

CHECKED BY: ZG

SCALE: AS NOTED

DRAWING: Elevation

PROJECT NO: 20-11.23

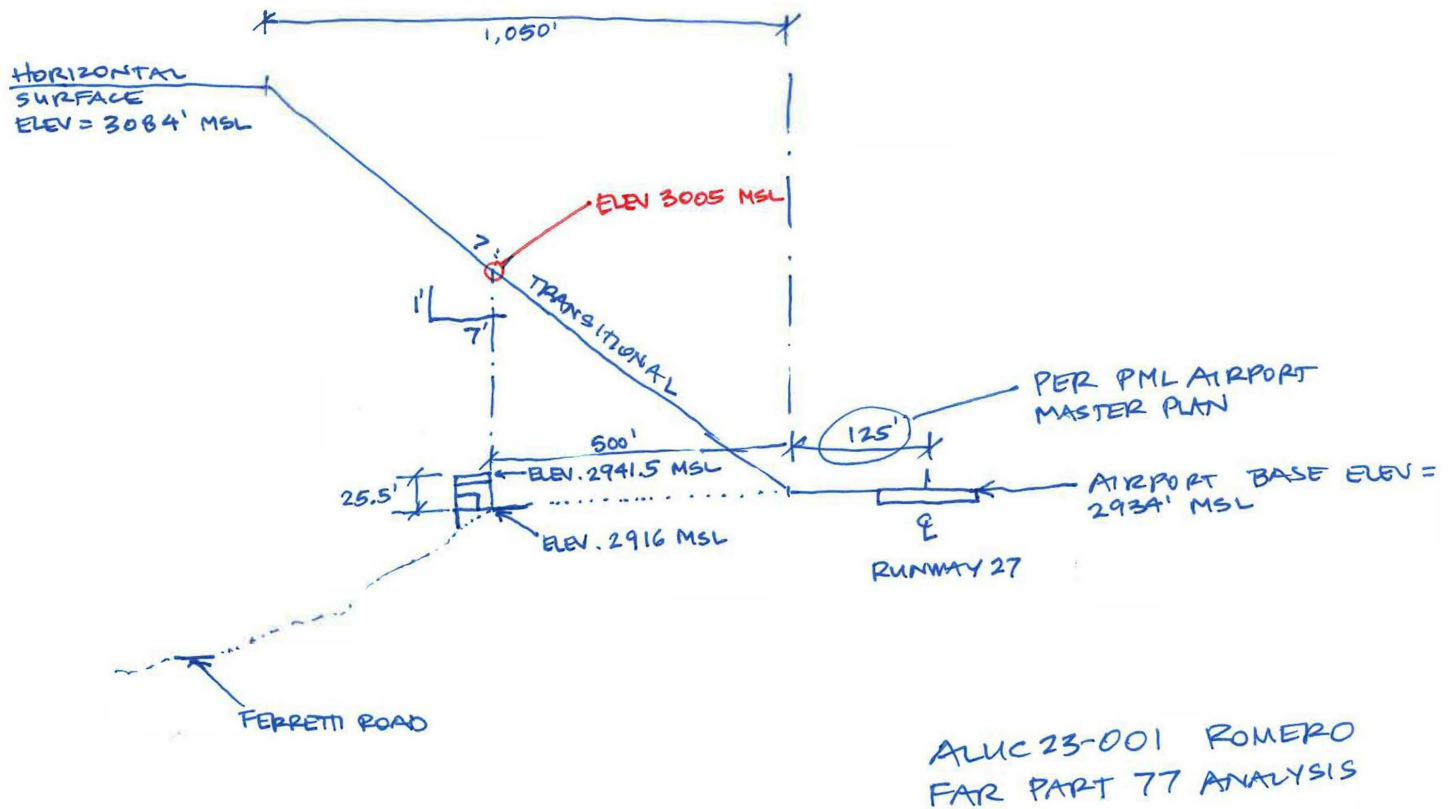
SHEET:

6

OF:

22

Exhibit D: FAR Part 77 Analysis Diagram





AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP.
ALUC Secretary

TUOLUMNE COUNTY SPECIAL AIRPORT LAND USE COMMISSION MINUTES December 15, 2022

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

PRESENT: Chair, Mark Bautista, Vice-Chair, Leon Liebster, Commissioners Mark Banks, Ed Sunday, and Mark Plummer

ABSENT: Commissioners Scott Rexwinkle

STAFF: Dave Ruby, Planning Manager

CALL TO ORDER/ROLL CALL:

Chair Bautista called the meeting to order at 6:00 p.m.

Chair Bautista asked staff to roll call the Commission

Chair Bautista : Present
Vice-Chair Liebster: Present
Commissioner Banks: Present
Commissioner Sunday: Present
Commissioner Rexwinkle: Absent
Commissioner Plummer: Present

Chair Bautista indicated that there was a quorum.

Adopting Resolution ALUC22-004 authorizing remote teleconference meetings of ALUC for the period of December 15, 2022, to January 14, 2023.

It was moved by Commissioner Plummer and seconded by Commissioner Banks to approve Resolution ALUC22-004.

Chair Bautista asked staff to roll the vote.

Chair Bautista: Aye
Vice-Chair Liebster: Aye
Commissioner Banks: Aye
Commissioner Sunday: Aye
Commissioner Rexwinkle: Absent
Commissioner Plummer: Aye

Chair Bautista called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried: 5 – 0 – 0 With Commissioners Sunday and Rexwinkle being absent.

REPORTS FROM COMMISSIONERS AND STAFF

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in-depth

presentations or reports, as those matters should be placed on an agenda for discussion**

Dave Ruby, Planning Manager, gave an update on the Airport Land Use Compatibility Plan Update (ALUCP). He noted that the Board of Supervisors (BOS) on December 13, 2022, approved a contract with Coffman Associates for the ALUCP.

Mr. Ruby discussed a new bill signed into law in September 2022, AB 2449, which addresses updated Brown Act Requirement for Public Meetings.

APPROVAL OF THE MINUTES OF OCTOBER 6, 2023:

It was moved by Vice-Chair Liebster and Commissioner Plummer to approve the minutes of October 6, 2022, with corrections.

Chair Bautista asked staff to roll call for the vote

Chair Bautista: Aye
Vice-Chair Liebster: Aye
Commissioner Banks: Aye
Commissioner Sunday: Aye
Commissioner Rexwinkle: Absent
Commissioner Plummer: Aye

Chair Bautista called for the vote: Ayes, 5; Noes, 0; Abstain, 0.

Motion carried: 5 – 0 – 1 with Commissioner Rexwinkle being absent.

PUBLIC COMMENT:

Chair Bautista 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, he closed the public comment period.

PUBLIC HEARING:

SHEA TR ESTATE, Building Permit B2022-01500, to allow construction of a new 1,949± square foot second residence on a 17.91± acre parcel zoned A-10:AIR (General Agricultural Ten Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

225000 South Airport Road, Columbia. A portion of Section 15, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 032-170-013. In Zones B1 and C of the Columbia Airport.

Mr. Ruby gave a presentation on the proposed project description and location.

Commissioner Banks asked if the proponents would be using the same access road to enter the second dwelling.

Mr. Ruby responded that no new access road is being proposed.

A discussion ensued on the applicable density regulations for Zone C and B-1 as the project sites contains both Airport Zones. They ultimately determined that the second residence was compatible with the density regulation due to the dwellings being located within different Airport Zones.

It was moved by Commissioner Plummer and seconded by Vice-Chair Liebster to recommend

approval of Building Permit B2022-01500 based on the Secretary's Evaluation.

Chair Bautista asked staff to roll the vote.

Chair Bautista: Aye

Vice-Chair Liebster: Aye

Commissioner Banks: Aye

Commissioner Sunday: Aye

Commissioner Rexwinkle: Absent

Commissioner Plummer: Aye

Chair Bautista called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried: 5 – 0 – 0 with Commissioner Rexwinkle being absent.

ADJOURNMENT:

There being no further business to come before the Commission, Chair Bautista adjourned the meeting.

Respectfully,

Quincy Yaley, AICP

Airport Land Use Commission Secretary

QY:tv

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