



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP

ALUC Secretary

TUOLUMNE COUNTY SPECIAL AIRPORT LAND USE COMMISSION A.N. FRANCISCO BUILDING

48 YANEY AVENUE, 4TH FLOOR CONFERENCE ROOM

MAY 18, 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

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. MINUTES

Consideration of Minutes of the ALUC Meeting of February 2, 2023.

3. PUBLIC COMMENT

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

4. PUBLIC HEARING

None

5. OLD BUSINESS

None

6. NEW BUSINESS

1. **VUYOVICH**, Building Permit B2023-00478 to allow construction of a (1,536 square feet) single family dwelling with an 8 foot wrap-around porch on a 2.4 acre parcel zoned A-10:MX:AIR (General Agricultural Ten Acre Minimum: Mobilehome Exclusion Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

22801 Chili Gulch Road, Columbia. A portion of Sections 10 and 15, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 032-120-037. In Airport Land Use Compatibility Zone B1 of the Columbia Airport.

2. **PATTERSON**, ALUC23-019 for the review of Zone Change RZ23-002 to rezone a 24.06± acre portion of a 25.06± acre parcel (APN 033-160-064) from AE-37:MX:AIR (Exclusive Agricultural, 37-Acre Minimum: Mobilehome Exclusion Combining: Airport Combining District) to A-20:MX:AIR (General Agricultural, 20-Acre

Minimum:Mobilehome Exclusion Combining:Airport Combining District) and to rezone a 1.0 acre portion of a 24.06± acre parcel (APN 033-160-064) from AE-37:MX:AIR to R-1:MX:AIR(Single Family Residential:Mobilehome Exclusion Combining:Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code.

The project site is located 200± feet northwest of 10911 Martin Terrace Court in the community of Sonora. Within a portion of Section 26, Township 2 North, and Range 14 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 1. Assessor's Parcel Number 033-160-064. Located within Compatibility Zone D of the Columbia Airport.

3. **LIONUDAKIS**, Building Permit B2022-02445 to allow construction of a 4,200 square-foot hangar with attached 1,500 square-foot single family dwelling on a ±0.68- 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.

20934 Woodside Way, Groveland. A portion of Section 11, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-180-011. In Compatibility Zone B1 of the Pine Mountain Lake Airport.

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)

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AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley,
ALUC Secretary

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

SECRETARY'S EVALUATION

DATE: April 4, 2023

SURFACE/MINERAL
RIGHTS OWNERS: Steven Vuyovich

APPLICANT: Steven Vuyovich
PROJECT
NUMBER: ALUC23-016

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit B2023-00478 to allow construction of a (1,536 square feet) single family dwelling with an 8 foot wrap-around porch on a 2.4 acre parcel zoned A-10:MX:AIR (General Agricultural Ten Acre Minimum: Mobilehome Exclusion Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: 22801 Chili Gulch Road, Columbia. A portion of Sections 10 and 15, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 032-120-037. In Airport Land Use Compatibility Zone B1 of the Columbia Airport.

1. An application was submitted to propose the construction of a 32-foot by 48-foot (1,536 square feet) single-family dwelling with an 8-foot-wide wrap-around porch in Zone B1 of the Columbia Airport. The proposed single-family dwelling will be approximately 21.5 feet in height above grade at the highest point of the building. The structure is to be constructed of Smartside Precision Vertical Paneling with a standing seam metal roof. Photovoltaic solar system panels are proposed to be installed via a later deferred submittal. Water is to be provided by a private well and sanitary sewer will be through a private septic system on the property. This parcel is not within any existing subdivision.

ALUC Plan Review

2. The project site is located within Compatibility Zone B1 associated with the Columbia Airport. The single-family dwelling has an approximate base elevation of 2,140 feet above mean sea level and will be located within the 50-55dB noise contour associated with the Columbia Airport. There are two Deed Recordations on this parcel for the Airport proximity notice, these recordation numbers are 2012013843 and 2012013867 recorded on 10/10/2012.
3. Since the single-family dwelling is to be located within Zone B1, which allows 0.1 dwelling unit per acre, 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 * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials⁵ * Hazards to flight⁴	* 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

Table 2A lists an allowable residential density of 0.1 residential dwelling units per acre within the B1 Compatibility Zone. This project, which proposes to construct 1 dwelling unit on a 2.4-acre lot located within the B1 Compatibility Zone is outside of the density requirements of the B1 zone. However, this is consistent with the other adjacent existing parcels with dwellings on them in the immediate vicinity. The single-family dwelling does not constitute a prohibited use per the County's zoning ordinance or the *Compatibility Plan*. The site is not located within the extended runway centerline of Runway 11-29.

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 single-family dwelling does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
8. The project's proposed structure does not fall within the mapped Critical Height Zone and Height Caution Zone of the Columbia Airport. The proposed structure is anticipated to be a maximum of 19'-3" above grade at its peak. 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 Columbia Airport. The proposed location of the structure is approximately 408 feet offset perpendicular to the centerline of Runway 11-29. Per the Airport Master Plan, this places its location within the footprint of the FAR Part 77 7:1 transitional section, approximately 283 feet 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 ground base elevation of 2,116 feet above mean sea level in the extension of the centerline of Runway 11-29 immediately adjacent and perpendicular to the construction site, and a building peak elevation of 2,155.25 feet above mean sea level as shown on plan submitted with the project, the highest point of the proposed structure should be approximately 1 foot below the surface plane of the 7:1 transitional slope. Please see Exhibit D attached elsewhere in this report for a diagram.
10. The proposed residential structure would be constructed outside of the 55 dB CNEL noise zone. Table 2B of the *Compatibility Plan* identifies single-family residential dwellings as a “normally acceptable” use within the 50-55 CNEL dB. It indicates that a slight interference with outdoor activities. Conventional construction methods 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

Ordinance Code Review

11. Assessor's Parcel Number 032-120-037'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

ALUC23-016

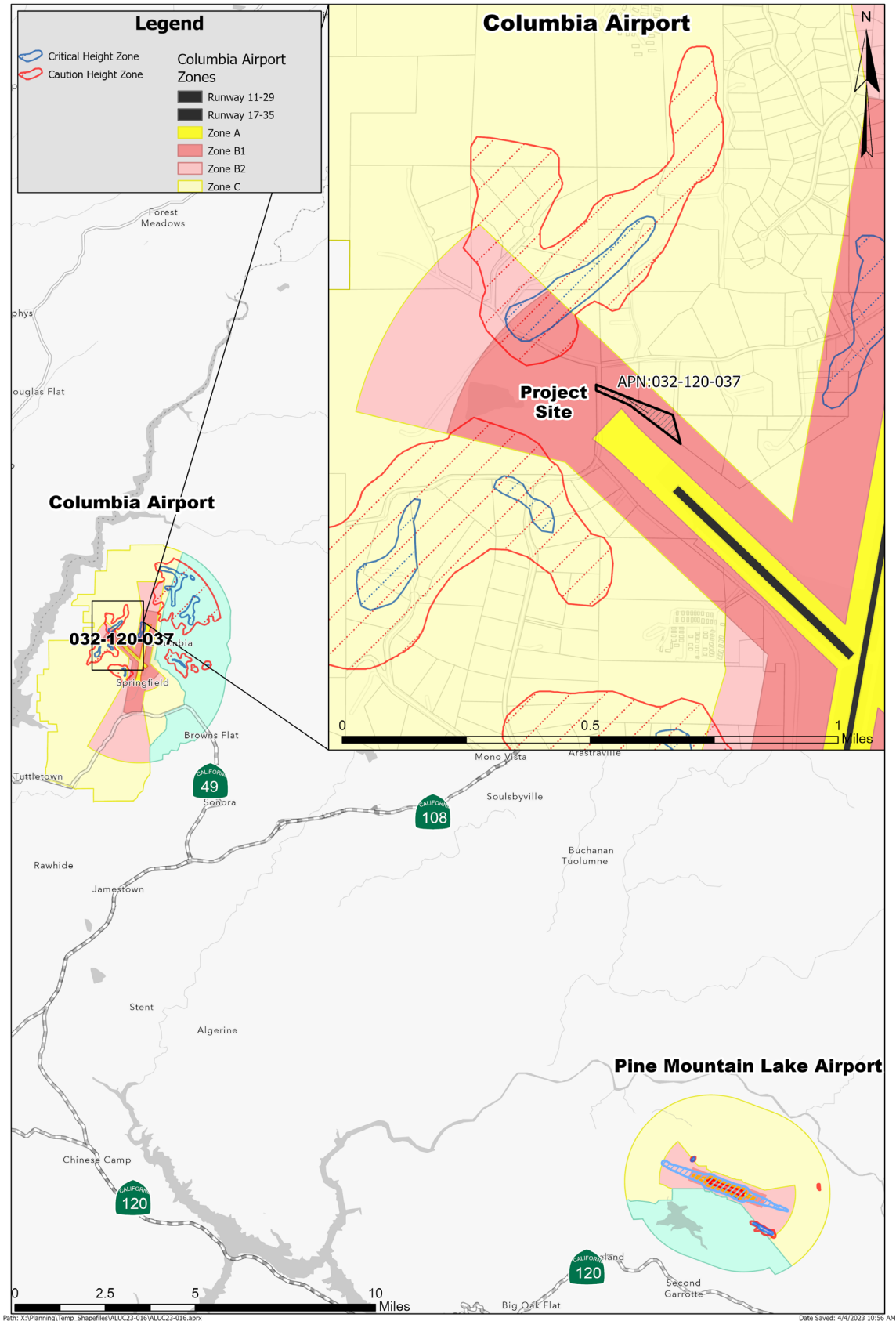
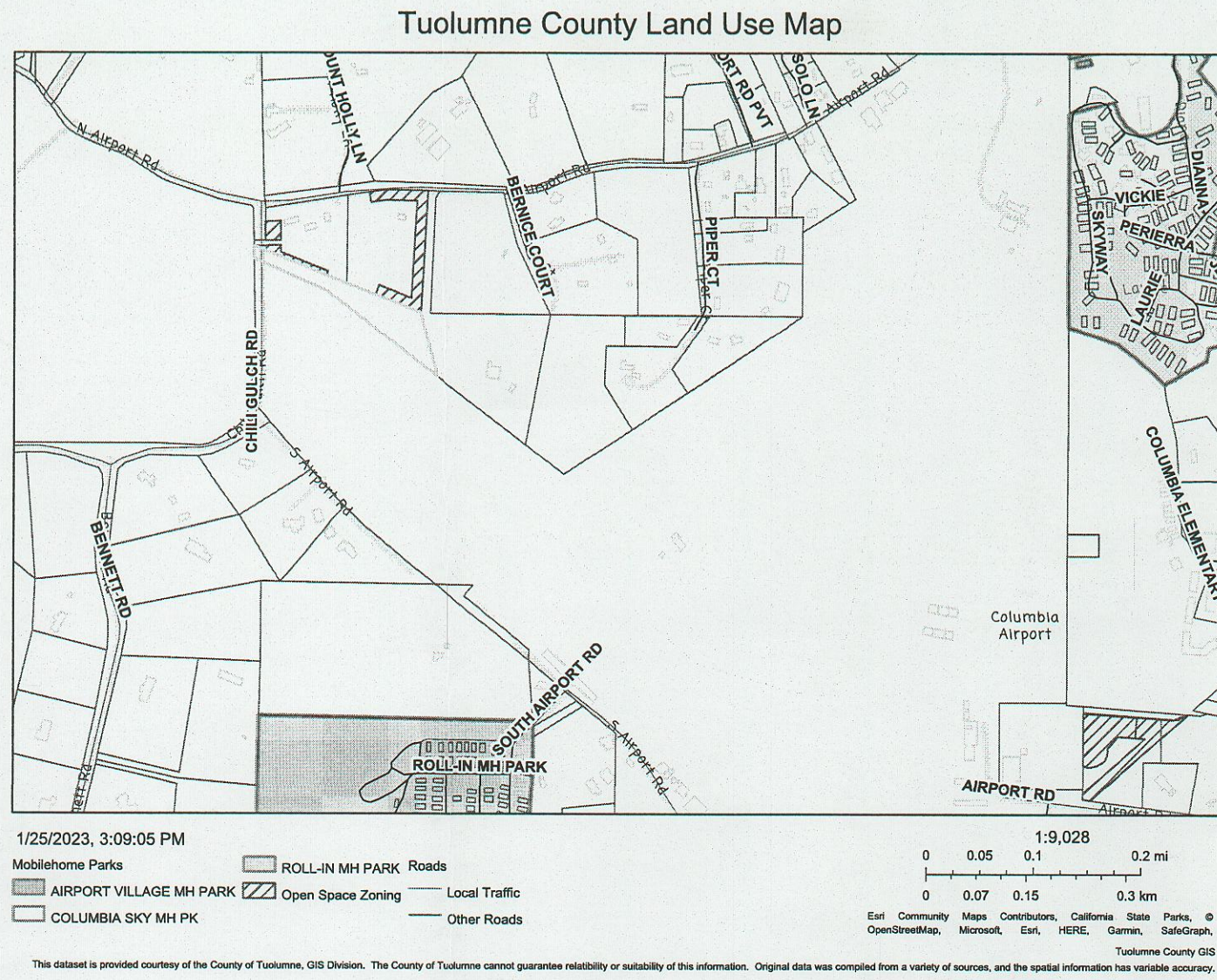


EXHIBIT B: SITE PLAN

CHILE GULCH ROAD

ADDRESS SHALL BE PLACE ON THE FRONT-MAIN ENTRANCE AREA OF THE NEW BUILDINGS THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OF ROAD ON WHICH THE PROPERTY IS ADDRESSED. ADDRESS NUMBERS SHALL PERMANENT AND CONTRAST WITH THEIR BACKGROUND. THE NUMBERS SHALLBE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIM 1/2"STROKE. NUMBERS SHALL BE REFLECTING AND OF CONTRASTING COLOR. HOUSES FURTHER THAT 50' FROM THE ROAD SHALL HAVE THE NUMGERS POSTED AT THE BEGINNING OF THE DRIVEWAY. (TC Ord. code 12.12.080)CRC R319

SCOPE OF WORK:
1536 SQ FT NEW HOUSE WITH TWO BEDROOM, TWO BATHROOM, WRAP AROUND PORCH AND NO GARAGE.



LIVING SPACE: 1 536 SQ FT
PORCH: 1 540 SQ FT
GARAGE: 0 SQ FT

- ALL PROPERTY CORNERS
- ▷ PROPOSED DRIVEWAY FLAGGING OR ADDRESS

BSL = BUILDING SETBACK LINE

OCCUPANCY GROUPS A10 MX-AIR
TYPE OF CONSTRUCTION V - N
OF STORIES 1
OF BEDROOMS 2
OF REQUIRED EXITS 1

LEGAL DESCRIPTION 22801 CHILE GULCH COLUMBIA CA 95310

APN # 032-120-037

LOT ELEVATION IN FEET: 2,246

MINIMUM SETBACK REQUIREMENTS

FRONT -15 FEET
SIDES - 6 FEET
REAR - 15 FEET

STRUCTURAL DESIGN LOADS

SEISMIC DESIGN CATEGORY C

WIND: 110 MPH

EXPOSURE: C

SNOW LOAD: 25 LBS

CONTRACTOR: STEVE VUYOVICH
801-573-2915
SJVUYOVICH@GMAIL.COM

SOLAR COMPLIANCE
THIS RESIDENCE IS REQUIRED TO HAVE AN APPROVED SOLAR SYSTEM
APHOTOVOLTAIC SYSTEM IS REQUIRED. PLANS, SPECIFICATIONS AND CUT-SHEETS WILL BE REVIEWED AND APPROVED UNDER A DEFERRED SUBMITTAL.
MINIMUM CAPACITY: 2.12 kW dc

SPRINKLER COMPLIANCE
THIS RESIDENCE IS REQUIRED TO HAVE AN APPROVED SPRINKLER SYSTEM
PLANS, HYDRAULIC CALCUALTIONS AND SYSTEM SPECIFICATIONS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REVIEWED AND APPROVED UNDER A DEFERRED SUBMITTAL
THE SPINKLER SYSTEM: CLOSED LOOP SYSTEM WITH PREVENTER BACKFLOW

2.4 ACRE

SLOPE OF DRIVEWAY BETWEEN (0-5%) GRADE

VICINITY MAP

APPROX. WELL LOCATION

100' SETBACK MIN FROM PROPOSED LEACHFIELD

PROPOSED BARN LOCATION

PROPOSED LOCATION OF PRIMARY AND RESERVE LEACHFIELD

0-1% slope

UNDER GROUND TO HOUSE

PROPOSED LOCATION OF METER ON 25 SERVICE POLE

RECEIVED
MAR 16 2023
Community Development Department

NOTES:

- ALL CONSTRUCTION AND WORKMANSHIP ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF (AS APPLICABLE):

THE 2022 EDITIONS OF THE CALIFORNIA (NOTE - ALL EDITIONS ARE REFLECTIVE OF CALIFORNIA TITLE 24):

BUILDING CODE VOLUMES 1 & 2.
RESIDENTIAL CODE.
ELECTRICAL CODE.
MECHANICAL CODE].
PLUMBING CODE.
ENERGY CODE.
FIRE CODE.
BUILDING STANDARDS ADMINISTRATIVE CODE.
ELEVATOR CONSTRUCTION SAFETY CODE.
HISTORICAL BUILDING CODE.
EXISTING BUILDING CODE.
BUILDING CODE REFERENCE STANDARDS.
INTERNATIONAL PROPERTY MAINTENANCE CODE.
GREEN BUILDING CODE.

AND ANY SPECIFIC COUNTY REQUIREMENTS OF THE COUNTY IN WHICH THIS CONSTRUCTION PROJECT IS PERFORMED.
- CONTRACTOR TO COVER GRADED AREAS WITH STRAW TO PROVIDE EROSION CONTROL.
- NO ON-SITE WATER RETENTION WHERE APPLICABLE
- PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 5' ON SIDES AND 10' ON FRONT AND REAR.

Steven Construction
P.O. Box xxxxx
Sonora, CA 95327
Phone: 209-xxx-xxxx

22801 CHILE GULCH, COLUMBIA, CA 95310
APN# 032-120-037

SITE PLAN

OWNER
Steven J Vuyovich
801-573-2915
sjvuyovich@gmail.com
P.O. Box 185
Jamestown, CA
95327

REVISIONS

Last Detail Used

Date 18 FEBRUARY 2023

Contractor STEVEN VUYOVICH

Drawn By Linda Steenkamp

linda steenkamp
3D DRAFTING SERVICES
Phone: 209-881-3110 Jamestown, CA 95327
E-mail: Linda.steenkamp23@gmail.com

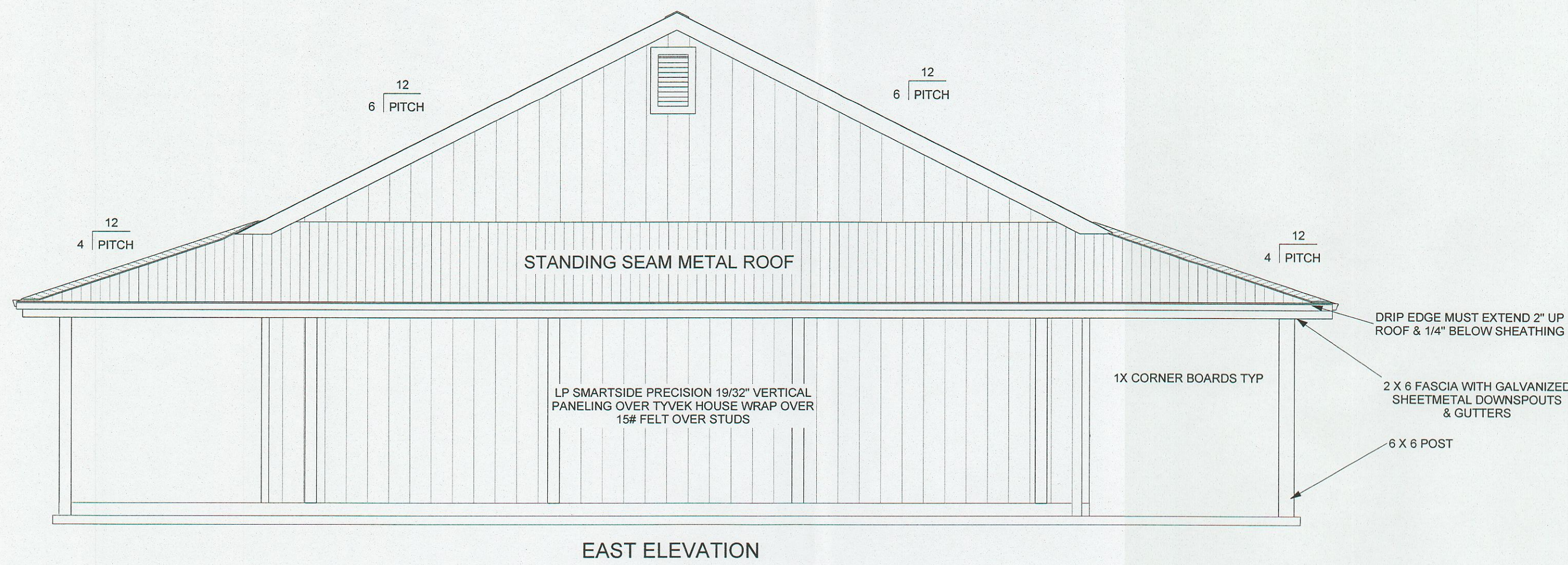
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Sheet No

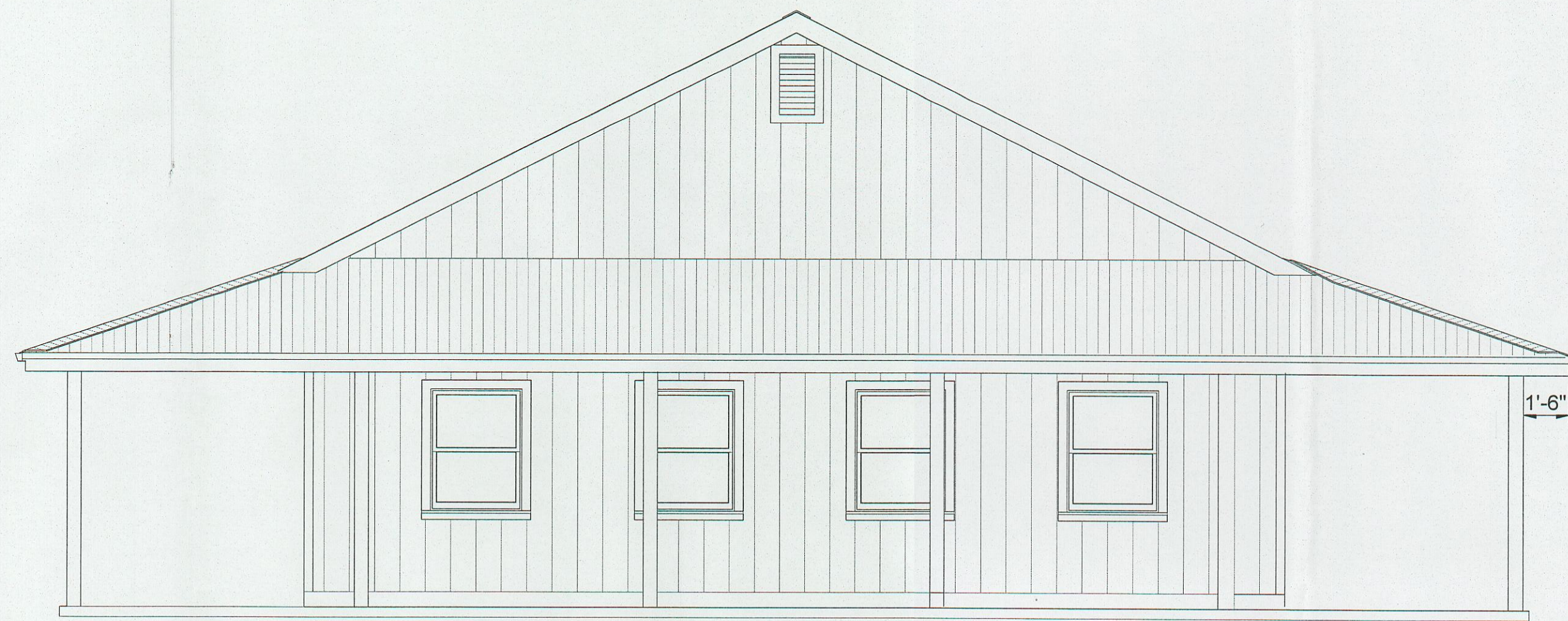
A 1

VUYOVICH, STEVEN
B2023-00478
32-120-37
DUE: 04/06/2023

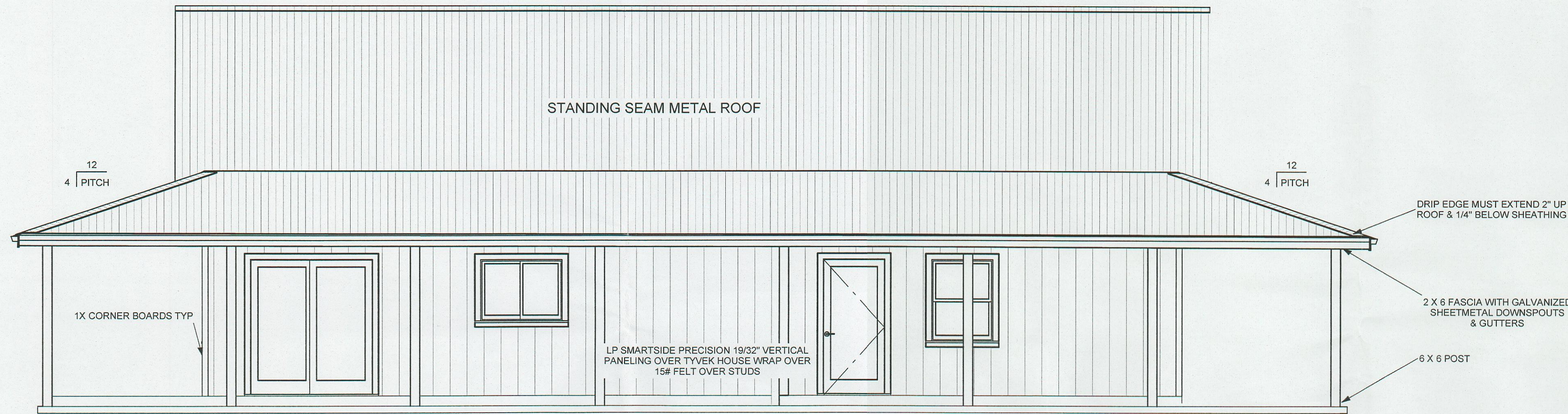
EXHIBIT C: ELEVATIONS



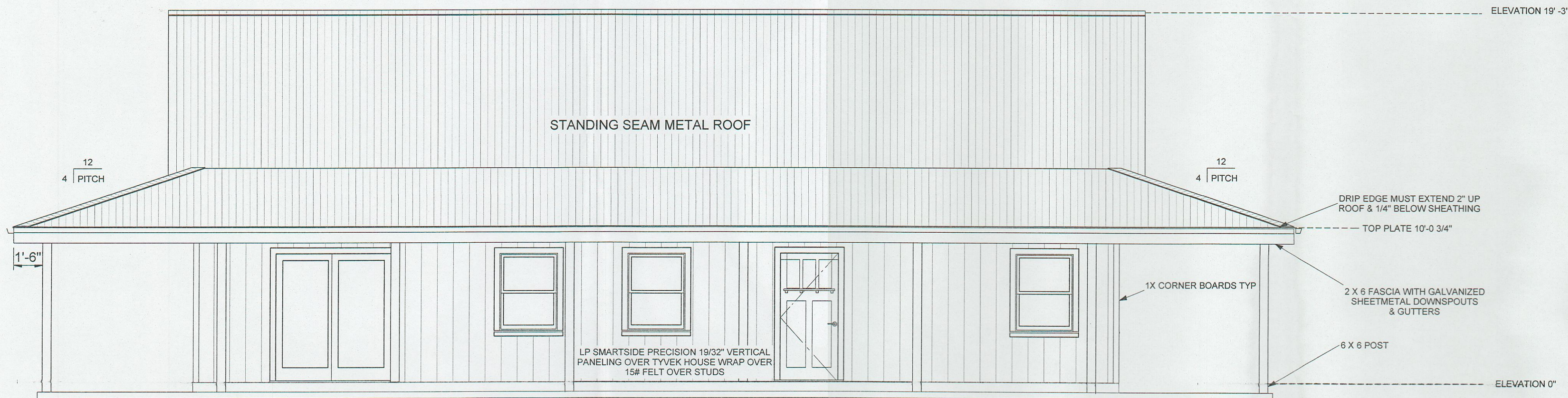
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

NOTES:

1. EXTERIOR WALL SIDING AND SHEATHING SHALL MEET THE REQUIREMENTS OF SFM STANDARD 12-7A-1 (SUCH AS 19/32" A303 APA SIDING) AND SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING AT ALL OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, SHALL TERMINATE AT THE ENCLOSURE.
2. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
3. PROVIDE ATTIC VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SQUARE FOOT OF ATTIC AREA. SEE ATTIC VENTILATION CALCULATIONS ON THIS SHEET FOR MIN LENGTH OF RIDGE VENT AND MIN NUMBER OF SOFFIT VENTS REQUIRED FOR HEATED & UNHEATED AREAS. ALL OPENINGS SHALL BE COVERED WITH GALVANIZED MESH OPENINGS NOT GREATER THAN 1/4". NOTE: ATTIC TO CONTAIN A DRAFT STOP BETWEEN THE GARAGE AND THE LIVING QUARTERS.
4. PROVIDE CRAWLSPACE VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SQUARE FOOT OF CRAWLSPACE AREA. SEE CRAWLSPACE VENTILATION CALCULATIONS ON THIS SHEET FOR MINIMUM NUMBER OF FOUNDATION VENTS. ALL OPENINGS SHALL BE COVERED WITH GALVANIZED MESH OPENINGS NOT GREATER THAN 1/4".
5. ROOF COVERINGS SHALL BE CLASS A AND SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
7. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. ALL EAVE VENTS SHALL BE BRANDGUARD WILDLAND URBAN INTERFACE COMPLIANT OR EQUIVALENT.
8. EAVE PROTECTION: EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS (SUCH AS 1/4" HARDIESOFFIT) OR NON-COMBUSTIBLE CONSTRUCTION OF THE EXPOSED UNDERSIDE.
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1, OR SHALL BE OF APPROVED NON COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074.

ATTIC VENTILATION CALCULATIONS

ATTIC AREA ABOVE HEATED = 1,535 SQ FT

VENTILATION REQUIREMENT = 1 SQ FT/150 SQ FT OF ATTIC AREA

THUS, 1,535 SQ FT/ 150 = 10.2 = 11 SQ FT REQ'D
11 SQ FT/2 = 5.5 SQ FT RIDGE AND 5.5 SQ FT SOFFIT REQ'D

14 1/8" X 3 1/2" SOFFIT VENT = 0.35 SQ FT, THEN,
5.5 SQ FT/0.35 SQ FT = 15.7 = 16 SOFFIT VENTS MIN

STD RIDGE VENT = 18 SQ IN PER FT/144 = 0.125 SQ FT/FT, THEN
5.5 SQ FT/0.125 SQ FT = 44 LINEAR FEET OF RIDGE VENT MIN

OWNER

Steven J Vuyovich
801-573-2915
sjvuyovich@gmail.com

REVISIONS

Last Detail Used

Date
18 FEBRUARY 2023

Contractor
STEVEN VUYOVICH

Drawn By
Linda Steenkamp

Scale

Sheet No

WOOD FRAME

- The 2022 California Building Code shall serve as the minimum standard for wood frame construction.
- Nailing as specified in the CRC Table R602.3(1) (CBC Table 2304.10.1) shall be complied with.
- Power-driven fasteners shall be "hilt" DN72535, ICBO #1250 or approved equal @ 32" OC.
- All structural lumber shall be Douglas Fir (#2 or better) unless otherwise specified.
- All wood bearing on concrete or masonry shall be pressure treated Fir.
- Use CC grade plywood where plywood is exposed to weather.
- Structural members shall not be cut for pipes, ducts, etc., unless specifically detailed.
- Provide 2x solid blocking between joist and rafters at all supports. Blocking shall be one piece and the full depth of the joist or rafter to the underside of the roof sheathing.
- Provide solid blocking for all finish accessories such as mirrors, toilet paper holders, coat racks, curtains rods, etc.
- Provide nail stoppers at studs with piping in danger of rupture.
- Attic access shall be a minimum of 22" x 30" with 30" of headroom.
- Crawlspace access shall be a minimum of 18" x 24" or the size of any equipment installed in this area whichever is greater. NOTE: if crawlspace is used for storage then manufactured floor systems (i.e., TJI, etc) must be covered with 1/2" gypsum board and taped or the crawlspace must incorporate a sprinkler system.
- Cover all interior walls with 1/2" gypsum board U.N.O.
- 6 X 12 Douglas Fir headers (#2 or better) over all interior doors & windows U.N.O.

DOORS & WINDOWS

- All habitable rooms shall be provided with a minimum of 1 escape or rescue window with a net opening of not less than 5.7 sq ft. This shall include a minimum net opening of 24" in height and 20" in width. Finish sill height shall not exceed 44" above the finished floor.
- All windows shall be dual pane (min one pane shall be tempered glass) vinyl windows except as noted in unconditions for eapaces. See title 24 compliance documents for additional notes.
- Provide metal thresholds, weather stripping and deadbolt locks at all exterior doors.
- Provide tempered glass at all tub and shower doors. Provide tempered glass at all windows within 18" of the finished floor, in the direction of door swing on hinge side and all French and sliding doors. Hinged shower doors shall open outward.
- Provide vents in all doors enclosing gas operated equipment, 12" from the top and 12" from the bottom.
- Maximum 2" step landing at all exterior doors except garage interior. Note: Exterior doors cannot swing over steps.
- Any exterior door exit must have a landing and the landing shall have a length in the direction of travel of at least 36 inches.
- All door assemblies from the garage to the dwelling shall be 20 minute fire rated with a self closer.

MECHANICAL PLUMBING & VENTING

- Mechanical ventilation capable of 5 air changes per hour is required in all bathrooms even if natural ventilation by means of operable windows is provided. Additionally, laundry/utility rooms and water closet compartments where natural ventilation by means of operable windows is not provided shall also be provided with mechanical ventilation capable of 5 air changes per hour. All exhaust fans shall have back dampers to prevent air leakage and a humidity control.
- The dryer moisture exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows.
- Doors must be vented that are enclosing gas operated equipment, 12" from the top and 12" from the bottom. A minimum of a 2" door is required that encloses the water heater.
- The range hood is to be vented and have a self closing damper. The hood must have a minimum of 24" vertical clearance from combustible materials.
- All Ducting within the garage is to be constructed of steel having a thickness of not less than No. 26 gauge (0.019 inch sheet steel) and have no openings into the garage.

WATER HEATER (as applicable)

- If a standard tank water heater is located in the garage provide an 18" high wood platform with seismic bracing.
- Water heater shall be provided with a pressure relief valve and shall have a full size drain of galvanized steel to the outside of the building with the end of the pipe not more than 2' or less than 6" above grade pointing downward. Terminal end being unthreaded.
- Provide sufficient access and working space to the water heater. If the water heater is enclosed a minimum 2' door is required.
- Provide combustion air for gas water heaters (minimum of 100 square inches of which 50% is within 12" of ceiling and floor).
- If the furnace or water heater are located in the garage and may be subjected to mechanical damage, the furnace and water heater shall be suitably guarded against such damage by being installed behind protective barriers or located outside of the normal path of vehicles.
- Where a water heater and a furnace share the same equipment platform, each unit shall be vented separately or Contractor to provide calculations for venting into one common exhaust flue.

BATHROOMS

- Water closets to have a minimum 30" wide space with a minimum of 24" front clearance.
- Whirlpool tub access shall be a minimum 12" x 12" panel located where shown of the plans. Note: the access panel cannot be located in the firewall separating the house and the garage.
- Shower stalls shall have a minimum 30" inside dimension and a minimum of 1,024 sq inches. Showers shall be finished with a smooth, hard nonabsorbent surface to a height of not less than 72" above the drain inlet. Cement, fiber board or glass mat gypsum board shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water resistant gypsum board is no longer permissible.
- Provide Anti-Scald thermostatic mixing valves at the shower and tub/shower combinations.

FIREBLOCKING

Fireblocking shall be provided to cut off all concealed draft opening (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space:

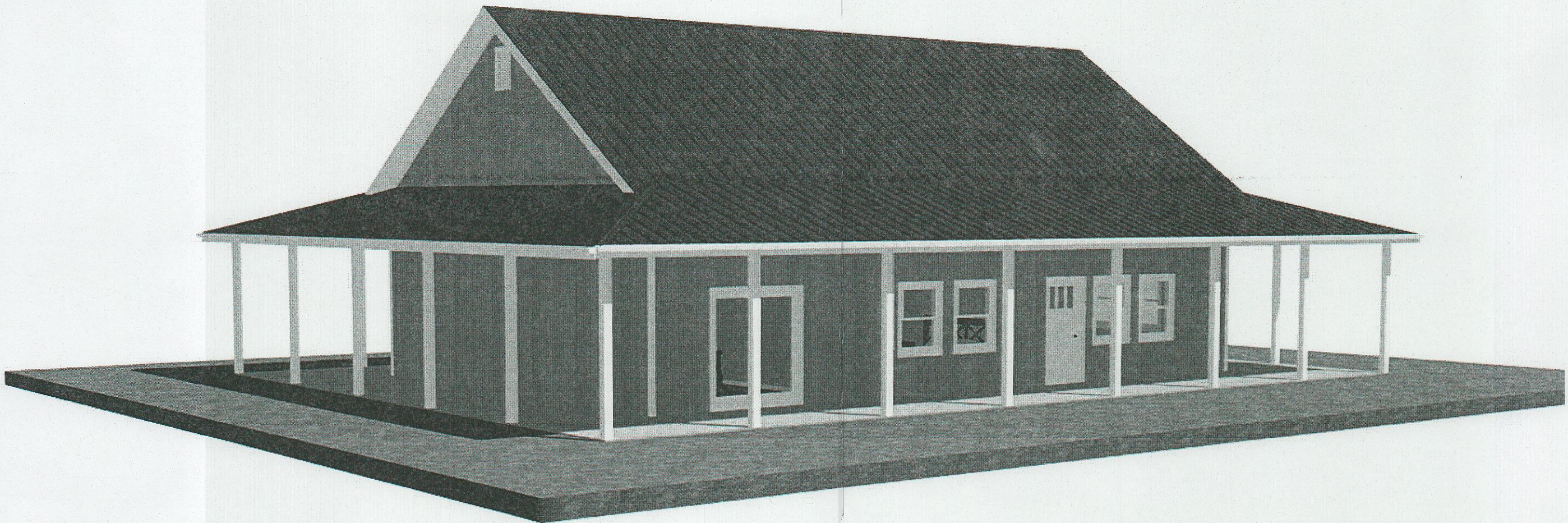
- Vertically at the ceiling and floor levels.
- Horizontally at intervals not exceeding 10 feet.
- Interconnections between concealed vertical stud walls and concealed horizontal spaces created by floor systems, soffits, drop ceilings, cove ceilings and similar locations.
- Around vent openings, pipes, ducts, chimneys, fireplaces and similar openings that afford passage of fire.

GENERAL

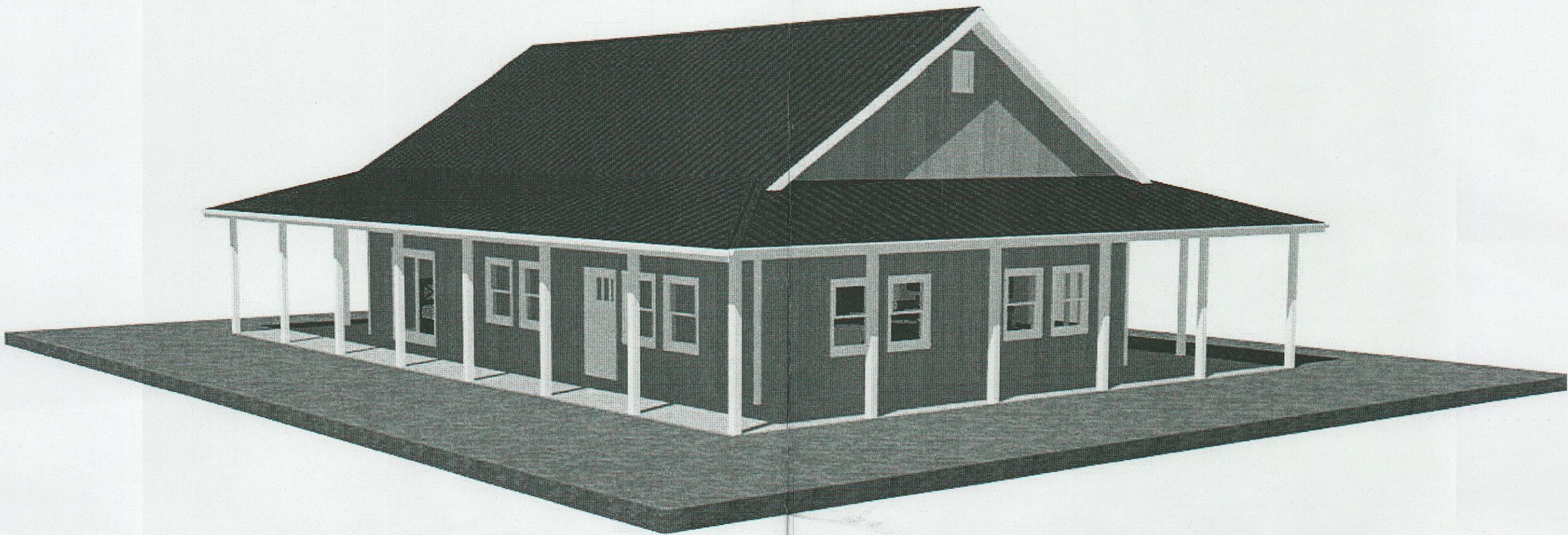
All sub contractors are responsible for code compliance, quality and completeness of their work whether or not it is shown on the drawings.

SHEET INDEX

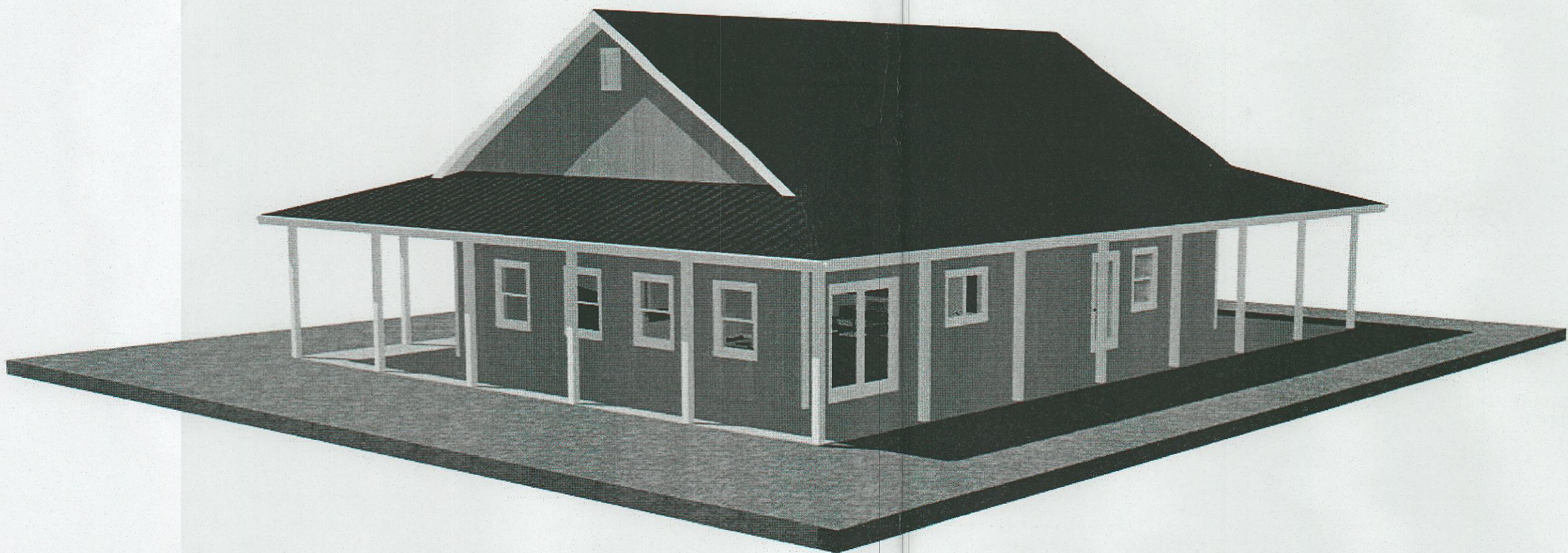
- A1 SITE PLAN
- A2 GENERAL NOTES
- A3 FLOOR PLAN
- A4 FOUNDATION PLAN
- A5 CROSS SECTIONS & OTHER DETAILS
- A6 EXTERIOR ELEVATIONS
- A7 ROOF VIEW & FRAMING DETAILS
- A8 BRACED WALL PLAN
- A9 ELECTRICAL PLAN
- A10 TABLE 602(3) FASTENING SCHEDULE
- A11 2022 CAL GREEN MANDATORY MEASURES



QTR LEFT FRONT VIEW



QTR RIGHT FRONT VIEW



QTR LEFT REAR VIEW

NOTES:

1. ALL CONSTRUCTION AND WORKMANSHIP ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF (AS APPLICABLE):

THE 2022 EDITIONS OF THE CALIFORNIA (NOTE - ALL EDITIONS ARE REFLECTIVE OF CALIFORNIA TITLE 24):

BUILDING CODE VOLUMES 1 & 2.
RESIDENTIAL CODE.
ELECTRICAL CODE.
MECHANICAL CODE].
PLUMBING CODE.
ENERGY CODE.
FIRE CODE.
BUILDING STANDARDS ADMINISTRATIVE CODE.
ELEVATOR CONSTRUCTION SAFETY CODE.
HISTORICAL BUILDING CODE.
EXISTING BUILDING CODE.
BUILDING CODE REFERENCE STANDARDS.
INTERNATIONAL PROPERTY MAINTENANCE CODE.
GREEN BUILDING CODE.

AND ANY SPECIFIC COUNTY REQUIREMENTS OF THE COUNTY IN WHICH THIS CONSTRUCTION PROJECT IS PERFORMED.

2. CONTRACTOR TO COVER GRADED AREAS WITH STRAW TO PROVIDE EROSION CONTROL.
3. NO ON-SITE WATER RETENTION WHERE APPLICABLE
4. PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 5' ON SIDES AND 10' ON FRONT AND REAR.

NOTE TO CONTRACTOR

ALL ELEMENTS OF THE CGC (2022 CALIFORNIA GREEN BUILDING STANDARDS) REQUIRE SELF CERTIFICATION DOCUMENTS TO BE COMPLETED FOR THE FOLLOWING AREAS -

- 4.106.1 THRU 4.106.3 SITE DEVELOPMENT
 - 4.106.4 ELECTRICAL VEHICLE (EV) CHARGING
 - 4.201.1 GENERAL
 - 4.303.1 THRU 4.303.2 INDOOR WATER USE
 - 4.304.1 OUTDOOR WATER USE
 - 4.406.1 ENHANCED DURABILITY AND REDUCED MAINTENANCE
 - 4.408.1 CONSTRUCTION WASTE REDUCTION
 - 4.410.1 BUILDING MAINTENANCE AND OPERATION
 - 4.503.1 FIREPLACES
 - 4.504.1 THRU 4.504.5 POLLUTANT CONTROL
 - 4.505.2 THRU 4.505.3 INTERIOR MOISTURE CONTENT
 - 405.6 INDOOR AIR QUALITY & EXHAUST
 - 4.507.2 ENVIRONMENTAL COMFORT
 - 702.1 THRU 702.2 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
 - 703.1 VERIFICATIONS
- AND PROVIDED TO THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL

NOTE TO CONTRACTOR

ALL PLUMBING FIXTURES IN RESIDENCE BE LOW FLOW:
SHOWERS 1.8 GPM @ 80PSI COMBINED
LAVATORY 1.5GPM @ 60PSI MAX
AND 0.8GPM @ 20 PSI MIN
KITCHEN FAUCET 1.8GPM @ 60 MAX
WATER CLOSET 1.28 MAX

SPECIAL INSPECTION REQUIRED

SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER:

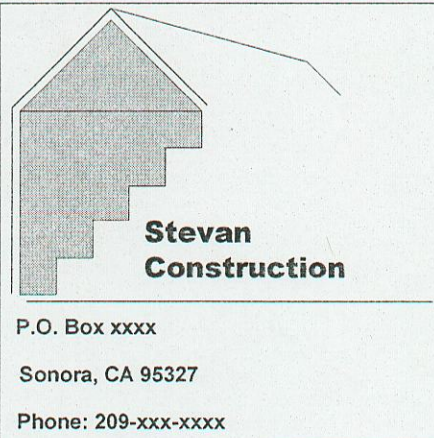
Building Level Verifications:
IAQ Mechanical Ventilation,

Cooling System Verifications:
Minimum Airflow
Verified SEER/EER
Regrigerant Charge
Fan Efficacy Watts/CFM
HVAC Distribution System Verifications:
Duct Sealing/Insulation
Domestic Hot Water System Verifications:
All Hot Water Pipes Insulated

GENERAL PLUMBING NOTES:

1. Joints where a fixture meets wall or floor must be sealed and made watertight.
2. Shut-off valves shall be installed in the fuel supply piping outside of each appliance.
3. All hot water lines regardless of size shall be fully insulated with R4.r min.
4. Dishwasher air gap fitting required above sink flood rim.
5. Gas outlets located in a barbecue or fireplace shall be controlled by an approved operating valve located in the same room and outside the hearth but not more than 6 feet from such outlets.

WILDLAND URBAN COMPLIANCE
ALL CONSTRUCTION TO BE
WILDLAND URBAN INTERFACE



P.O. Box xxxxx
Sonoma, CA 95327
Phone: 209-xxx-xxxx

22801 CHILE GULCH, COLUMBIA, CA 95310
APN# 03332-120-037

GENERAL NOTES

OWNER

Steven J Vuyovich
801-573-2915
sjvuyovich@gmail.com

REVISIONS

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNERS AND/OR BUILDERS SPECIFICATIONS. NO DRAWING OR SPECIFICATION IS TO BE CONSIDERED A COMMITMENT OR GUARANTEE. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE SOLELY RESPONSIBLE THEREAFTER.

Last Detial Used

Date
18 FEBRUARY 2023

Contractor
STEVEN VUYOVICH

Drawn By
Linda Steenkamp



Phone: 209-481-3110 Jamestown, CA 95327
E-mail: Linda.steenkamp23@gmail.com

Scale

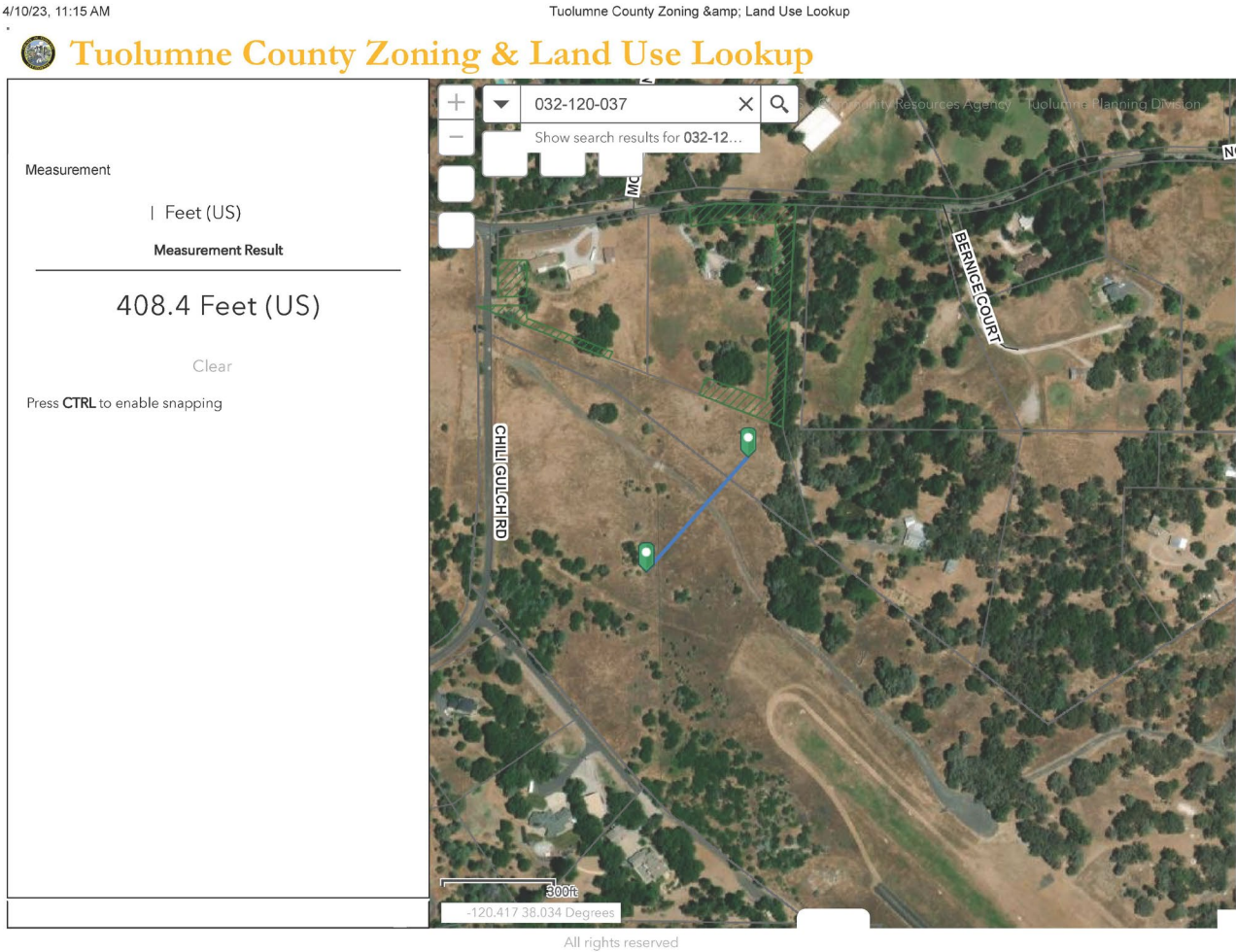
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Department

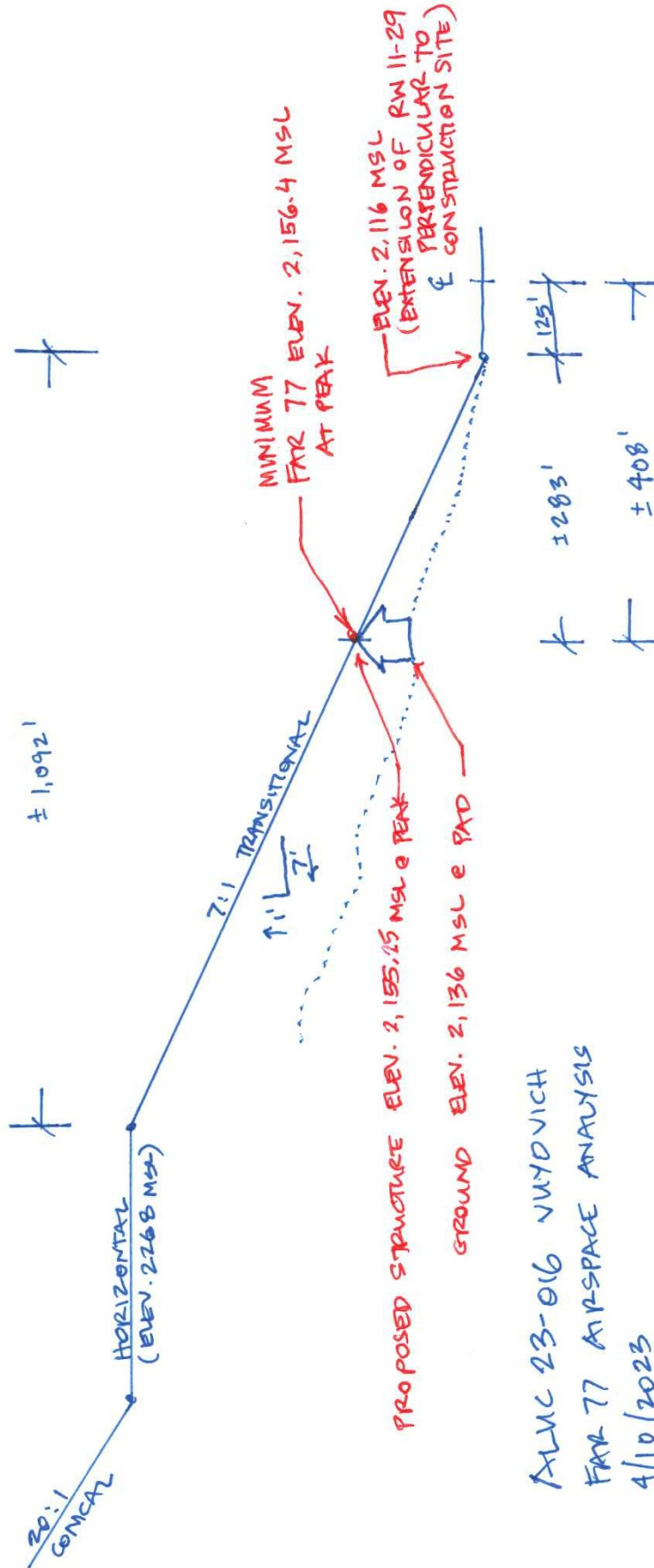
A 2

VUYOVICH, STEVEN
B2023-00478
32-120-37
DUE: 04/06/2023

EXHIBIT D: FAR77 AIRSPACE ANALYSIS



<https://tuolumne.maps.arcgis.com/apps/webappviewer/index.html?id=3e926c5038e74b729ed2e78dcfe490d9>



ALUC 23-016 VUYOVICH
 FAR 77 AIRSPACE ANALYSIS
 4/10/2023
 COUNTY OF TULARE LUNAR



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: April 19, 2023

SURFACE/MINERAL
RIGHTS OWNERS: Craig West & Frankie West

APPLICANT: Scot Patterson

PROJECT
NUMBER: ALUC23-019/Zone Change RZ23-002

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC23-019 for the review of Zone Change RZ23-002 to rezone a 24.06± acre portion of a 25.06± acre parcel (APN 033-160-064) from AE-37:MX:AIR (Exclusive Agricultural, 37-Acre Minimum:Mobilehome Exclusion Combining:Airport Combining District) to A-20:MX:AIR (General Agricultural, 20-Acre Minimum:Mobilehome Exclusion Combining:Airport Combining District) and to rezone a 1.0 acre portion of a 24.06± acre parcel (APN 033-160-064) from AE-37:MX:AIR to R-1:MX:AIR(Single Family Residential:Mobilehome Exclusion Combining:Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located 200± feet northwest of 10911 Martin Terrace Court in the community of Sonora. Within a portion of Section 26, Township 2 North, and Range 14 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 1. Assessor's Parcel Number 033-160-064. Located within Compatibility Zone D of the Columbia Airport.

ALUC Plan Review

1. The project site is located i) in Compatibility Zone D of the Columbia Airport, ii) outside of the 55 dB noise contour, and iii) is not located within a critical height zone or a height caution zone.
2. The application consists of only a Zone Change. Pursuant to Policy 2.1.5.2(a)(1) of the Tuolumne County Airport Land Use Compatibility Plan (Compatibility Plan) the Airport Land Use Commission (ALUC) is required to review the proposed Zone Change. The Zone Change is needed in advance of the Lot Line Adjustment to both the West and Patterson parcels. The Zone Change would allow for the 1.0 acre to be adjusted from the West parcel (APN033-160-064) to the adjacent Patterson parcel (APN 033-490-033).
3. The project site is an undeveloped, slightly sloping forested area with pockets of open space next to a low-density designated residential subdivision. The approximate elevation of the project site is 2,180± feet above mean sea level. The Columbia Airport is located at an elevation of 2,188± feet above mean sea level. The distance to the nearest runway at the Columbia Airport is 9,373 ± feet to the northwest of APNs 033-160-064 & 033-490-033.

Patterson & West

4. There is not a density restriction in Compatibility Zone D, as indicated in Table 2A- Primary Compatibility Criteria below. The proposed A-20:MX:AIR and R-1:MX:AIR zoning districts are consistent with Compatibility Zone D criteria, as there is not a density restriction on the project site of 25.06± acres. Uses which are prohibited in Compatibility Zone D are hazards to flight. The proposed project would not introduce any of the prohibited uses.
5. The ALUC Commission has three choices of actions after reviewing the proposed project:
 - (a) Find the project consistent with the Compatibility Plan.
 - (b) Find the project consistent with the Compatibility Plan, subject to compliance with such conditions as the Commission may specify. Any such conditions should be limited in scope and described in a manner which allows compliance to be clearly assessed (e.g., the height of a structure).
 - (c) Find the project inconsistent with the Compatibility Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. (Policy 2.2.3.3)
6. The primary criteria for assessing whether a potential land use development is 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 Compatibility Zone D are listed below:

Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/a c) ²	Prohibited Uses	Other Development Conditions
A	Runway Protection Zone or within Building Restriction Line	0	10	* 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 flight ⁴	*Deed notice recordation ³
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	* Children's schools, day care centers, libraries	* Locate structures away from extended runway centerline
B2	Extended Approach/Departur e Zone	0.33 (3-acre parcel)	50	* Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials ⁵ * Hazards to flight ⁴	* Additional NLR required for some uses ⁶ * Airspace review required for all objects (B1 zone) * Deed notice recordations ³
C	Common Traffic Pattern	0.33 (3-acre parcel)	75	* Children's schools, day care centers, libraries * Hospitals, nursing homes * Hazards to flight ⁴	* Deed notice recordations ³
D	Other Airport Environs	No Limit	No Limit	* Hazards to flight ⁴	* Deed notice recordations ³
	Critical Height Zone Overlay ⁷	Same as Underlying Compatibility Zone		Tall objects on high terrain ⁸	* Deed notice recordations ³
	Height Caution Zone Overlay ⁷	Same as Underlying Compatibility Zone		Same as Underlying Compatibility Zone	* Airspace review required for objects taller than 50 ft. AGL ⁹ * Deed notice recordations³

Table 2A-Primary Compatibility Criteria

2-18

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 (ALUC) shall review such applications for hazards to flight. Specific characteristics to be avoided include:

Patterson & West

- 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 zone change 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. The project site 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.
10. Section 18.24.050 of the Ordinance Code states:
- 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. Zone Change RZ23-002 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 proposed A-20:MX:AIR and R-1:MX:AIR zoning districts are consistent with the density restrictions of Compatibility Zone D. Therefore, 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). There is no development or construction proposed at this time.

SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

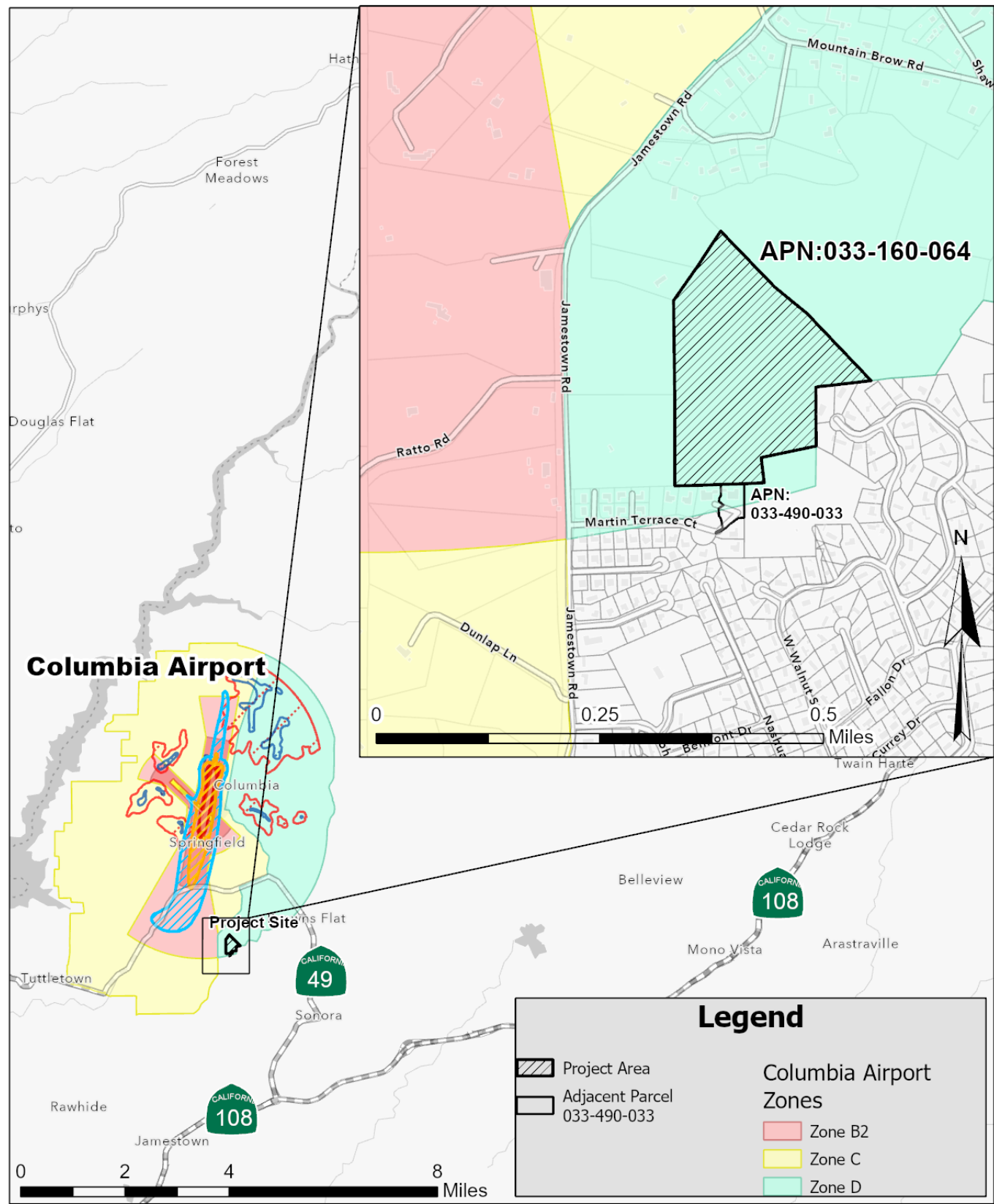
Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

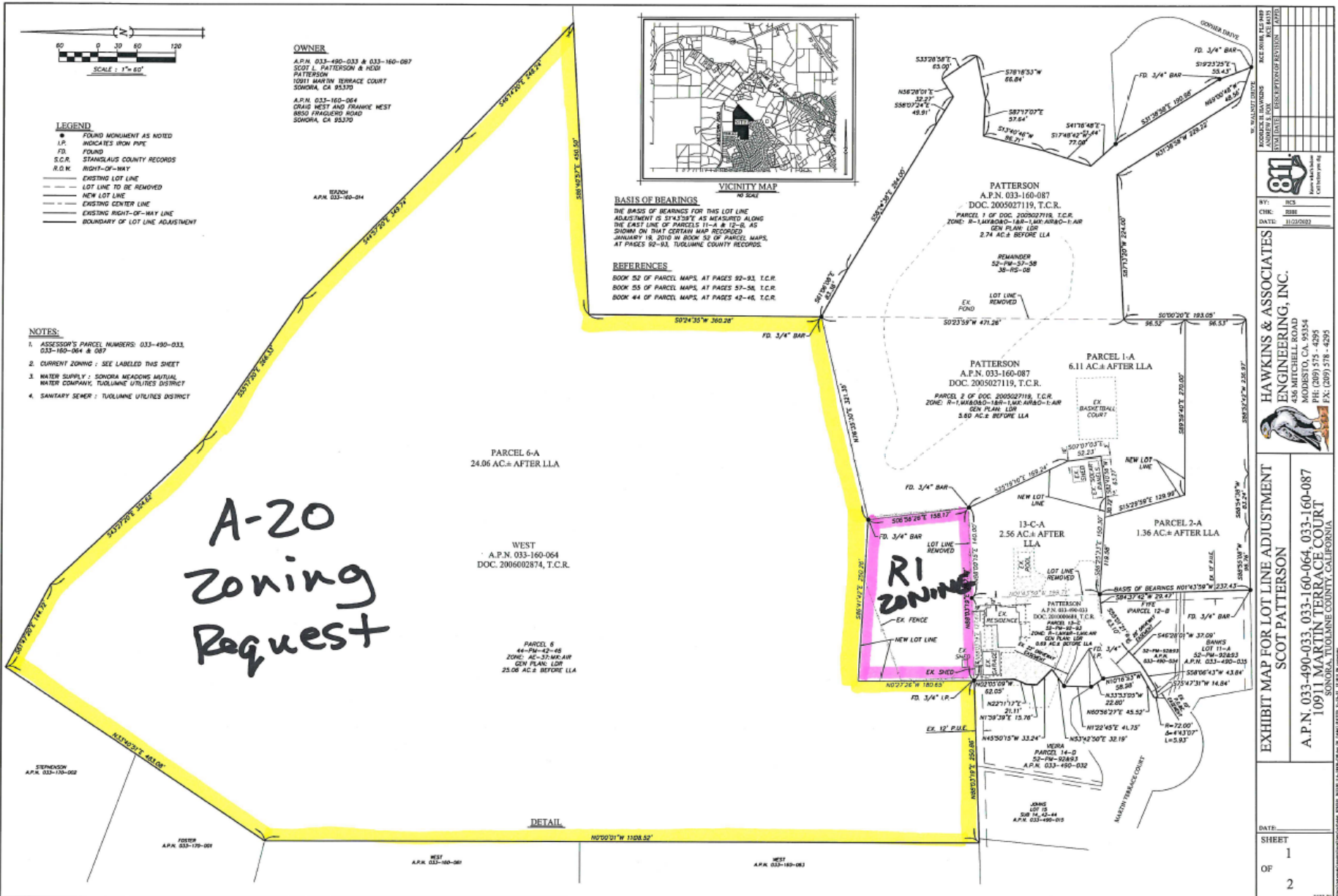
- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated 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:

Patterson & West

- 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 Development Department. Alternatively, the form may be completed on-line at: <https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273>

ALUC23-019







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: April 5, 2023

SURFACE/MINERAL
RIGHTS OWNERS: Michael Lionudakis

APPLICANT: Michael Lionudakis
PROJECT
NUMBER: ALUC23-014

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit B2022-02445 to allow construction of a 4,200 square-foot hangar with attached 1,500 square-foot single family dwelling on a ± 0.68 -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: 20934 Woodside Way, Groveland. A portion of Section 11, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-180-011. In Compatibility Zone B1 of the Pine Mountain Lake Airport.

1. An application was submitted to propose the construction of a 70-foot by 60-foot aircraft hangar with a 30 foot by 50 foot single-level residence attached to the hangar on its southeast side. The proposed hangar and residence will be approximately 26 feet, 10 inches in height above grade at the highest point of the building, the peak of the hangar. The structure is to be constructed of metal and Hardie board siding, with metal roofing. Photovoltaic solar system panels are proposed to be installed on a portion of the southeast facing pitch of the hangar roof. The project site is currently undeveloped, but bounded by existing developed lots to its north and east, and fronted on its western side by an existing paved taxiway, and Woodside Way (a paved road for vehicular traffic) on its southern side. Public wet and dry GCSD utilities serve this parcel within the Pine Mountain Lake subdivision.

ALUC Plan Review

2. The complete project site is located in Compatibility Zone B1 of the Pine Mountain Lake Airport. The proposed hangar/residence has an approximate hangar finished floor elevation of 2,882 feet above mean sea level and will be located within the 55dB noise contour associated with the Pine Mountain Lake Airport. A concrete apron, roughly 55 to 60 feet in width is proposed to be constructed, for aircraft to access the existing taxiway from the hangar. The apron gradient varies, but appears to be less than 5% at its maximum. Vehicular traffic accesses the parcel via an asphalt driveway and encroachment off Woodside Way on the southern side of the parcel. Overall, the parcel has a gradient of 5% to 6% sloping downhill generally towards the east, and there is an existing ephemeral drainage along the northeastern property line.

LIONUDAKIS

3. Since the hangar and residence structure is to be located within Zone B1, which allows 0.1 dwelling unit per acre, 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 acre within the B1 Compatibility Zone. This project, which proposes to construct 1 dwelling unit on a 0.68-acre lot located within the B1 Compatibility Zone is outside of the density requirements of the B1 zone. However, this is consistent with the other adjacent existing parcels with dwellings on them in the immediate vicinity. The single-family dwelling does not constitute a prohibited use per the County's zoning ordinance or the *Compatibility Plan*. The site is not located within the extended runway centerline of Runway 9-27. Airspace review will be required, as per Table 2A (see section #9 below).

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.

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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 proposed structure does not fall within the mapped Critical Height Zone and Height Caution Zone of the Pine Mountain Lake Airport. The proposed structure is anticipated to be a maximum of 26'-10" above grade at its peak. 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. The proposed location of the structure is approximately 500 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 375' 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 2,907 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 80.5 feet below the surface plane of the 7:1 transitional slope. Please see Exhibit D attached elsewhere in this report for a diagram.
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 093-180-011'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:

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- 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).

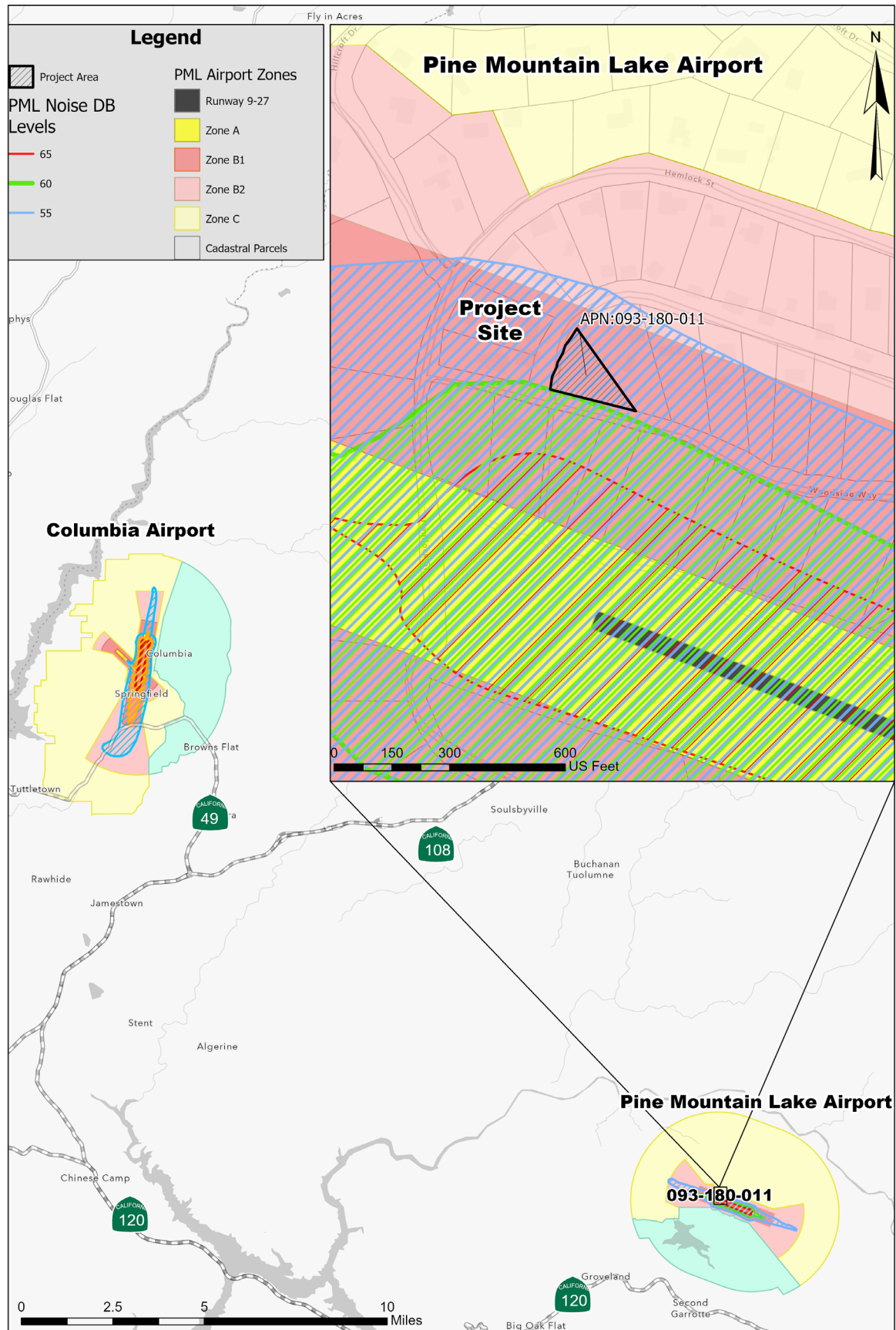
SECRETARY'S CERTIFICATION

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 ALUC23-014



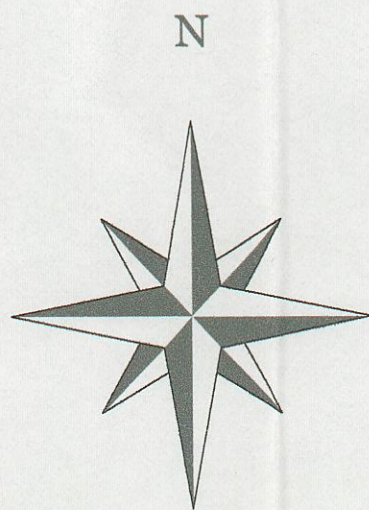
Site Map:



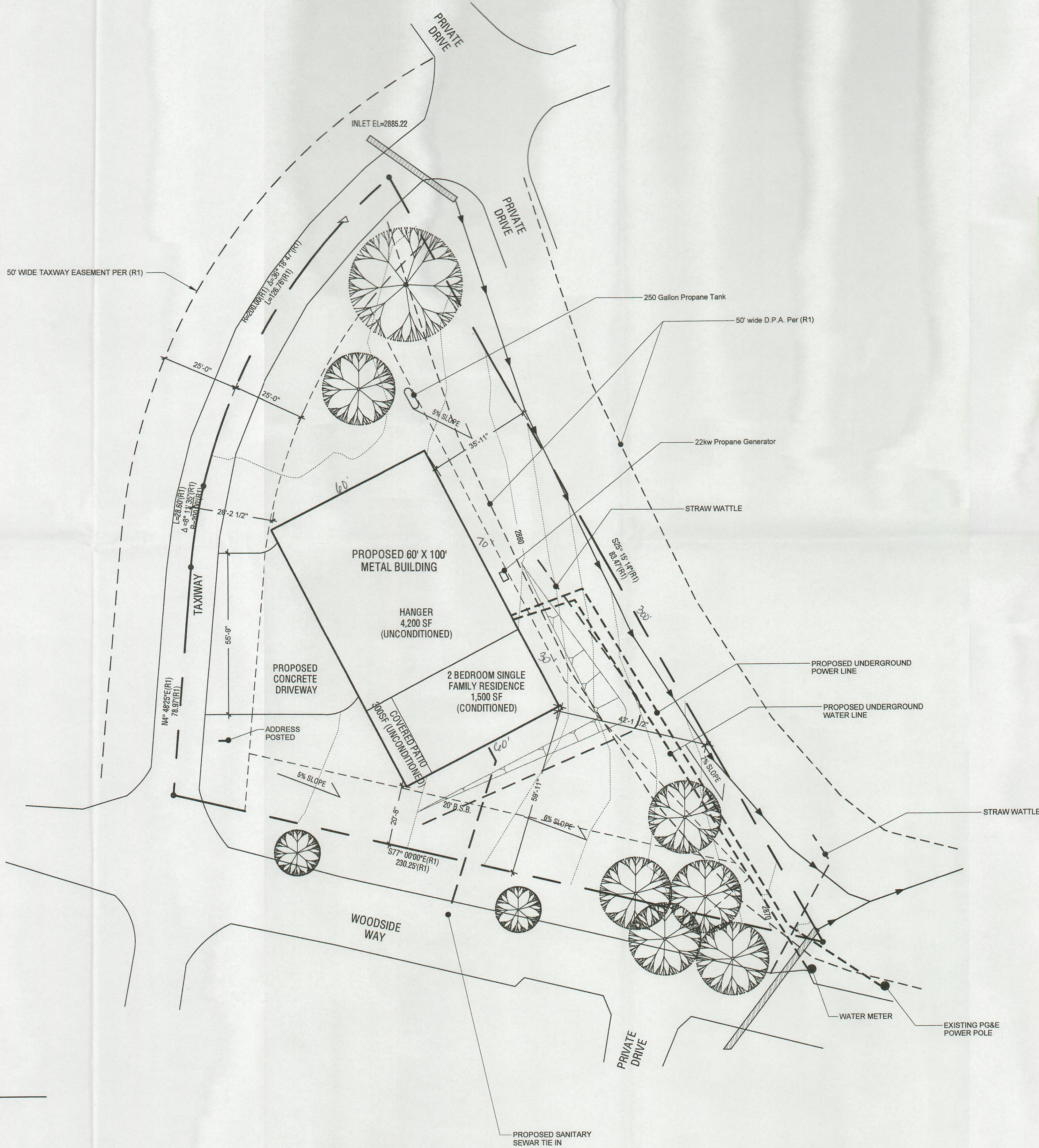
Project Information:

Proposed 100' X 60' Metal Building
APN: 093-180-011
Zoning: RE-1:MX:AIR
Parcel Size: 0.68 Acres
Address: Woodside Way, Groveland, CA 95066
Grading: Approximately - 125 CY of fill dirt
Elevation: 2880 ft
Snow Load: 30 psf

PROPOSED GRADING
125 YARDS FILL
HOUSE PAD SHALL BE
ON NATIVE SOIL OR
HAVE 90% COMPACTION
STRAW COVER SLOPES
ONCE COMPLETED



Site Plan
SCALE: 1" = 20'



Lionudakis Home Hangar

Document Date:
February 17, 2023

Document Phase:
Permit

rev. date remark

RECEIVED

MAR 14 2023

Community Development
Department

SITE PLAN

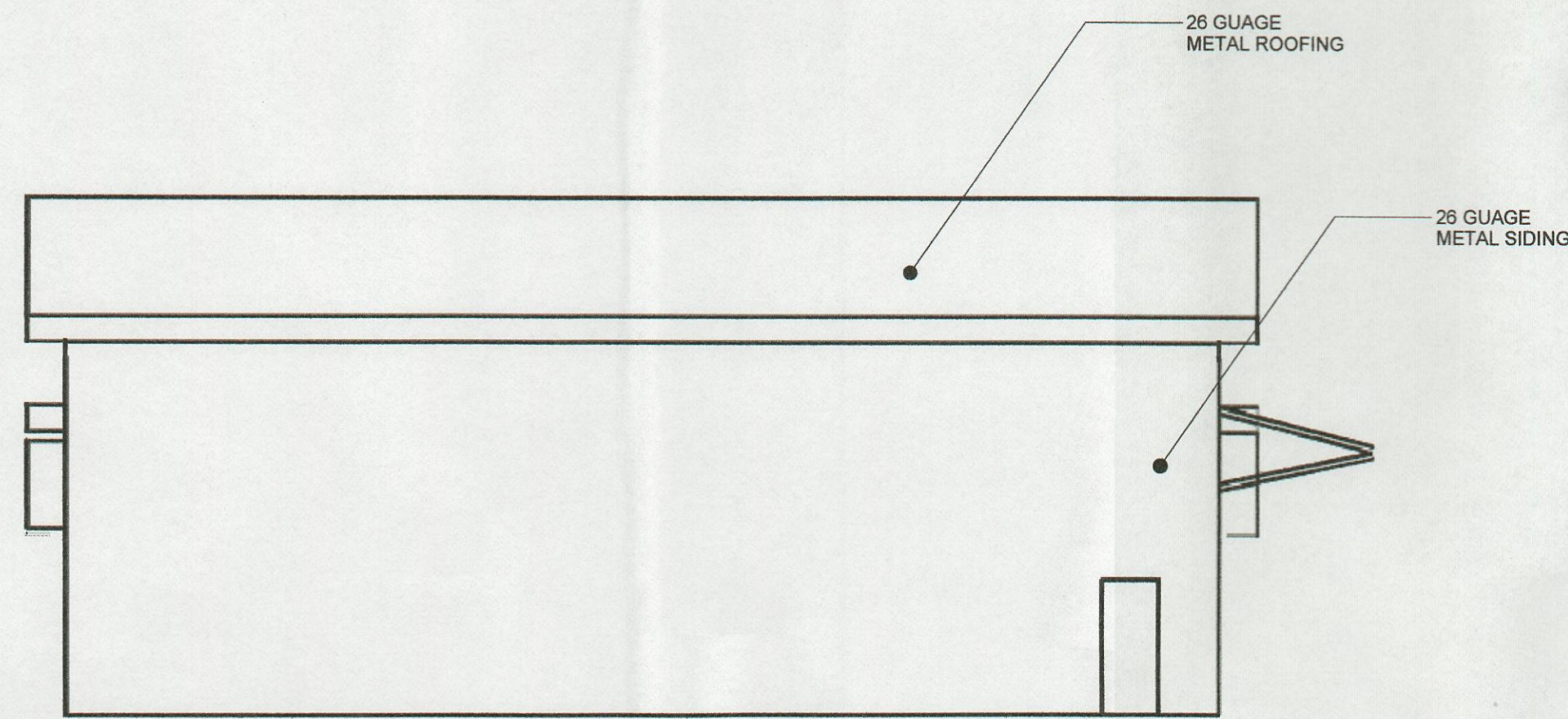
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LIONUDAKIS, MICHAEL
B2022-02445
93-180-11

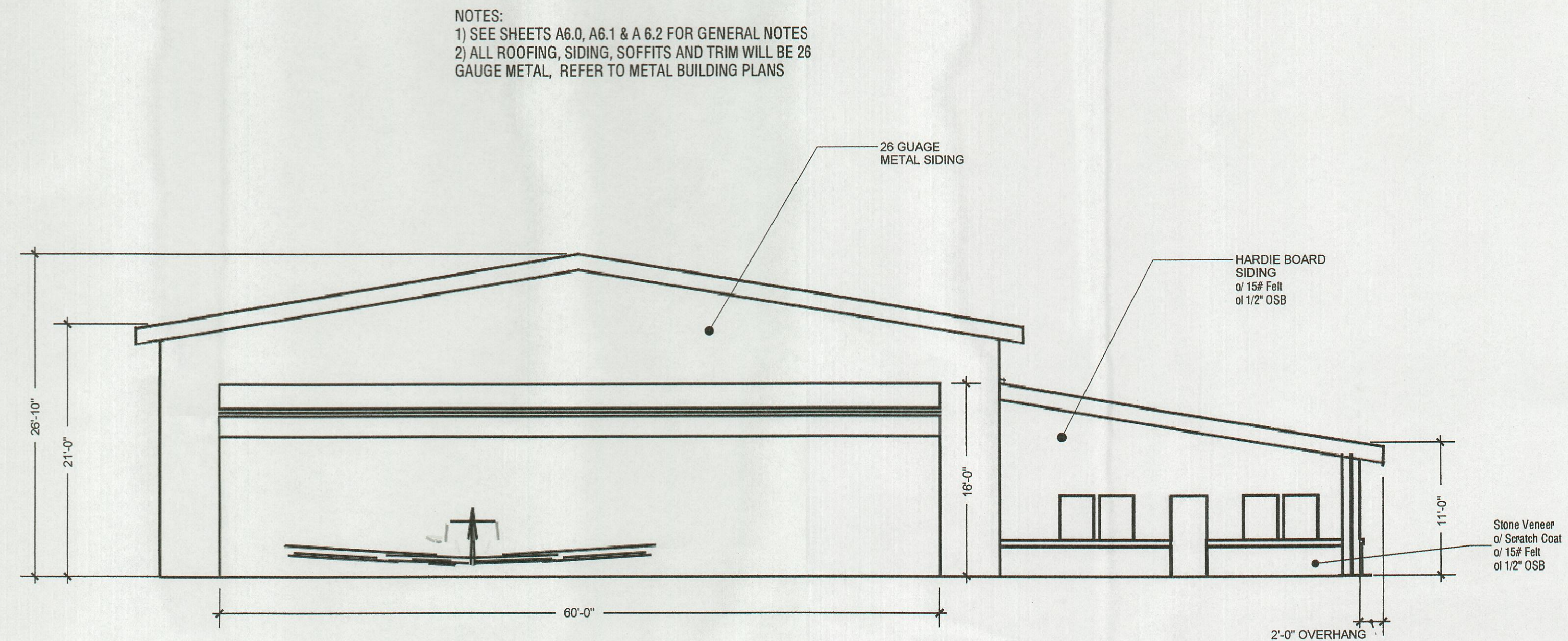
Mike Lionudakis
Woodside Way
Groveland, CA 95066
Lot 30, Pine Mountain lake Unit 12
805-499-1321

APN: 093-180-011

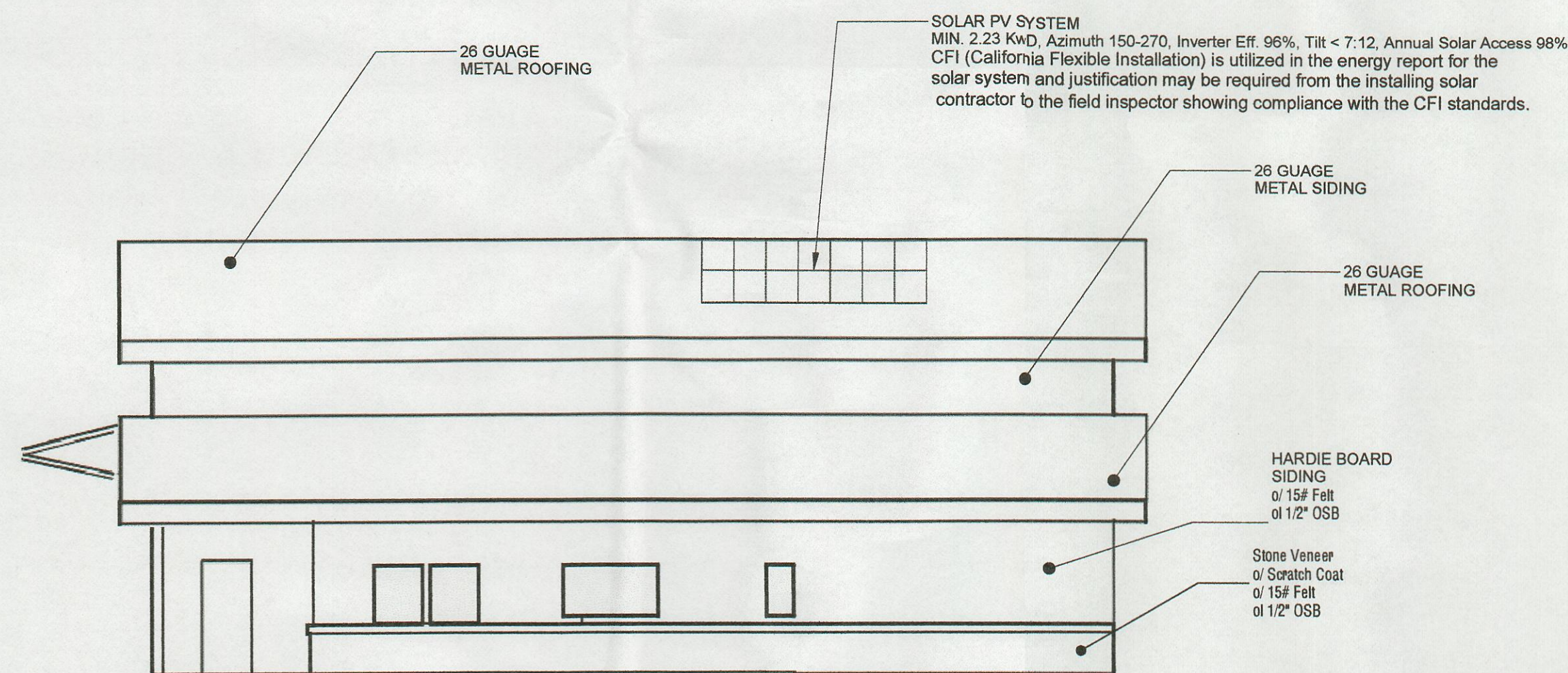
Exhibit C: Proposed Building Elevations



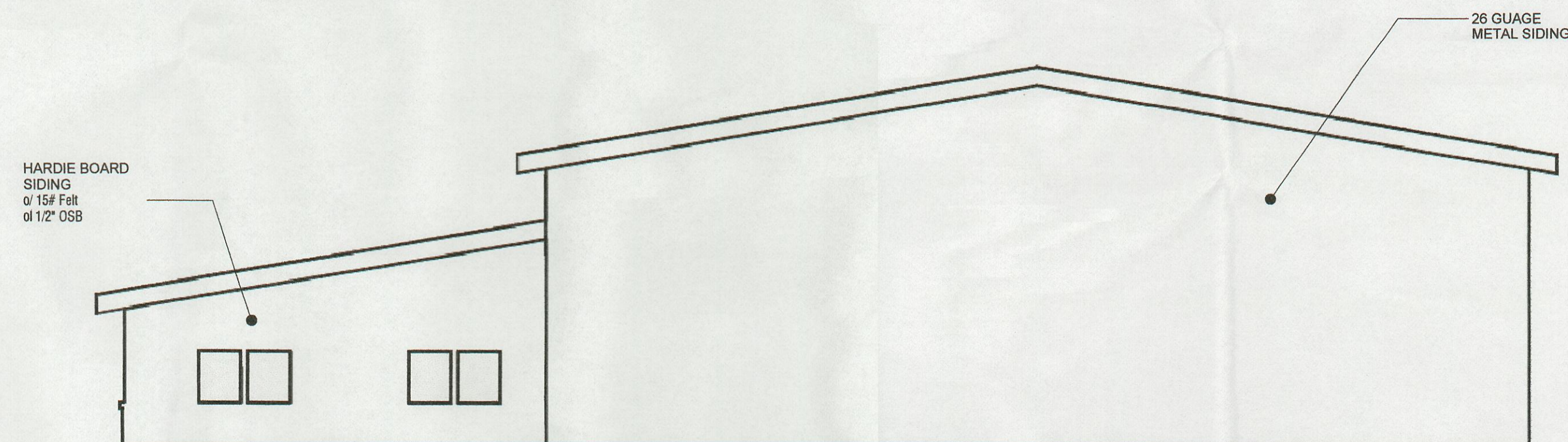
2 NORTHWEST ELEVATION
SCALE: 1/8"= 1'-0"



3 SOUTHWEST ELEVATION
SCALE: 1/8"= 1'-0"



4 SOUTHEAST ELEVATION
SCALE: 1/8"= 1'-0"



1 NORTHEAST ELEVATION
SCALE: 1/8"= 1'-0"

WILDLAND URBAN INTERFACE NOTES:

- 1) All roof finish assemblies shall be class A rated.
- 2) Valley flashing shall be not less than 26 gauge over one layer of 72 pound mineral-surfaced cap sheet at least 36 inches wide.
- 3) Exterior porch ceilings shall be non-combustible material, ignition resistant material, one layer of 5/8" Type exterior rated gypsum sheathing applied behind an exterior covering on the underside of the porch ceiling or an assembly approved by the OSFM BUIL.
- 4) All roof projections shall be protected with noncombustible materials, ignition resistant materials or meet the State Fire Marshal Testing Standard.
- 5) All exterior siding shall be noncombustible, ignition resistant or meet the State Fire Marshal Testing standard.
- 6) All exterior glazing shall have 1 min. tempered pane or be a 20 min. rated assembly.
- 7) Eave vents are prohibited or shall be listed and of the type to resist intrusion of embers and flames.
- 8) Ventilation openings for enclosed attics, enclosed eave soffits spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall have WUI vents, or listed with the California State Fire Marshal, or listed to ASTM E2886 standards.
- 9) All gutters shall be provided with debris barriers.
- 10) Exterior doors shall be 20 min. assemblies, solid core with 1 3/8" thick stiles and rails & 1 1/4" interior field panel thickness or of noncombustible construction.

Lionudakis Home Hangar

Mike Lionudakis
Woodside Way
Groveland, CA 95066
Lot 30, Pine Mountain lake Unit 12

APN: 093-180-011

Document Date:
February 17, 2023

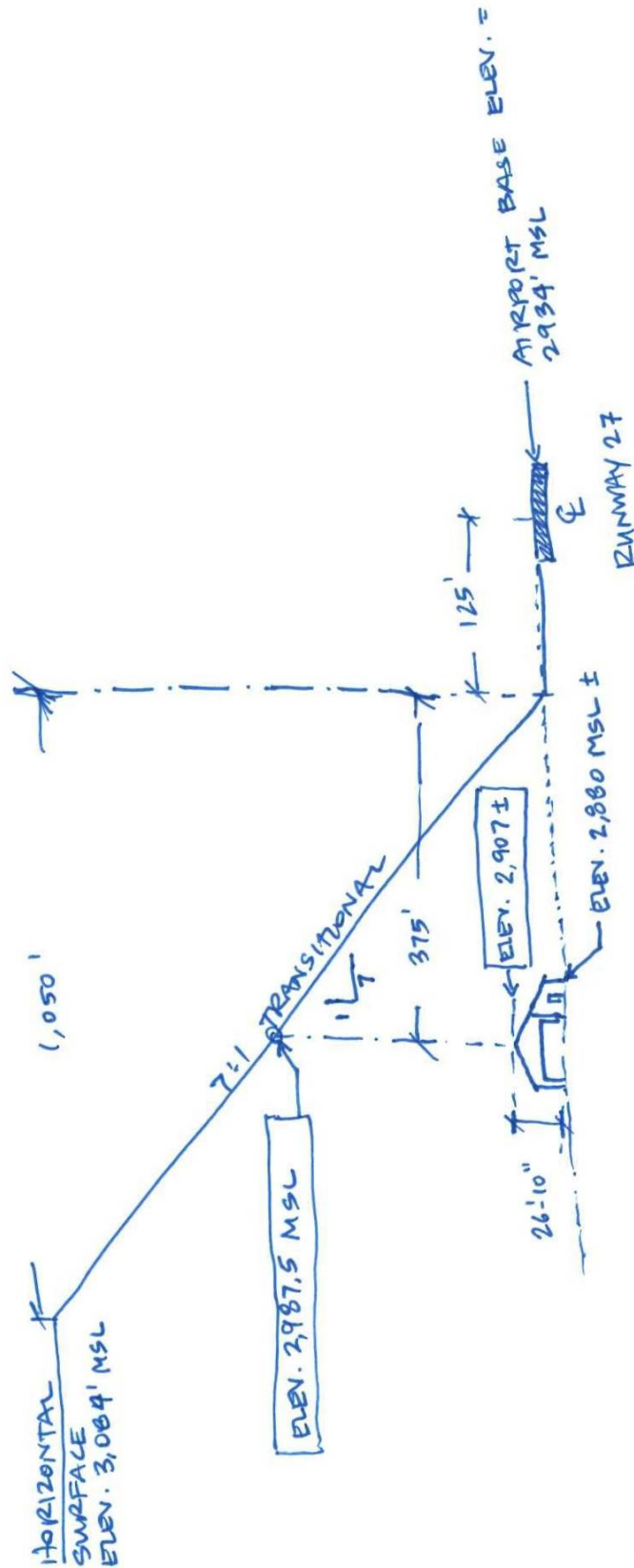
Document Phase:
Permit

rev. date remark

ELEVATIONS

A2.0

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 AIRPORT LAND USE COMMISSION MINUTES February 2, 2023

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 Scott Rexwinkle, Ed Sunday

ABSENT: Commissioners Mark Plummer and Mark Banks

STAFF: Dave Ruby, Planning Manager; Taryn Vanderpan, Administrative Technician

CALL TO ORDER/ROLL CALL:

Chair Bautista called the meeting to order at 6:08 p.m.

Chair Bautista asked staff to roll call the Commission

Chair Bautista : Present

Vice-Chair Liebster: Present

Commissioner Banks: Absent

Commissioner Sunday: Present

Commissioner Rexwinkle: Present

Commissioner Plummer: Absent

Chair Bautista indicated that there was a quorum.

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****

Chair Bautista discussed the Brown Act, which is a California law that guarantees the public's right to attend and participate in meetings of local legislative bodies. He asked staff to confirm with County Counsel that the ALUC Agenda is following the correct format in accordance with the Brown Act.

Dave Ruby, Planning Manager, responded that he would connect with County Counsel prior to the next scheduled ALUC meeting.

Mr. Ruby informed the Commission that the Airport Advisory Committee had been officially disbanded by Board action on December 6, 2022.

The Commission raised concerns regarding the Committee being disbanded. They noted that there were several community members who continually requested Airport Advisory Committee meetings but were told that staff was too overloaded.

Mr. Ruby briefed the Commission on the Airport Land Use Compatibility Plan Update (ALUCP). He

indicated that the consultants suggested composing an ALUCP Planning Advisory Committee. He solicited input from the Commission on stakeholders to advise on the Committee.

APPROVAL OF THE MINUTES OF DECEMBER 15, 2022:

It was moved by Vice-Chair Liebster and Commissioner Rexwinkle to approve the minutes of December 15, 2022, as presented.

Chair Bautista asked staff to roll call for the vote

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

Chair Bautista called for the vote: Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0 with Commissioners Banks and Plummer being absent.

4. ELECTION OF OFFICERS:

1. CHAIR

It was moved by Commissioner Rexwinkle and seconded by Vice-Chair Liebster to appoint Mark Bautista to the position of Chair for the Airport Land Use Commission for 2023.

Chair Bautista asked staff to roll the vote.

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

Chair Bautista called for the vote. Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0 with Commissioners Banks and Plummer being absent.

2. VICE-CHAIR

It was moved by Commissioner Rexwinkle and seconded by Vice-Chair Liebster to appoint Leon Liebster to the position of Vice-Chair for the Airport Land use Commissioner for 2023.

Chair Bautista asked staff to roll the vote.

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

Chair Bautista called for the vote. Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0 with Commissioners Banks and Plummer 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:

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 ± 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, Township 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.

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

The Commission noted that based on the plans, the structure does not provide any physical, visual, or electronic hazards to the aircraft operations.

Chair Bautista noted that the parcels Deed indicated that the property was within the Airport District.

Chair Bautista 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 Vice-Chair Liebster and seconded by Commissioner Rexwinkle to recommend approval of Building Permit B2022-02369 based on the Secretary's Evaluation.

Chair Bautista asked staff to roll the vote.

Chair Bautista: Aye

Vice-Chair Liebster: Aye

Commissioner Banks: Absent

Commissioner Sunday: Aye

Commissioner Rexwinkle: Aye

Commissioner Plummer: Absent

Chair Bautista called for the vote. Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0 with Commissioners Banks and Plummer 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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