



AIRPORT LAND USE COMMISSION

Quincy Yaley, AICP

ALUC Secretary

Columbia Airport and Pine Mountain Lake Airport

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

48 YANEY AVENUE, 4TH FLOOR CONFERENCE ROOM

September 7, 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 May 18, 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

ENGLER, ENGLER FAMILY LP, Building Permit B2023-01213 to allow construction of an 1,120-square foot garage structure on a 199-acre parcel zoned AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Airport Combining) and AE-37:AP:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Agricultural Preserve Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

Located at 21700 Springfield Road, Sonora. A portion of Sections 22 and 23, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 033-020-008. In Airport Land Use Compatibility Zone B1 of the Columbia 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)

S:\Commissions\ALUC\2023\Agenda\9-7-2023 Agenda.doc.doc



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: July 21, 2023

SURFACE/MINERAL
RIGHTS OWNERS: Mike Engler, Engler Family LP

APPLICANT: Mike Engler, Engler Family LP
PROJECT
NUMBER: ALUC23-029

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit B2023-01213 to allow construction of an 1,120-square foot garage structure on a 199-acre parcel zoned AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Airport Combining) and AE-37:AP:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Agricultural Preserve Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: 21700 Springfield Road, Sonora. A portion of Sections 22 and 23, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 033-020-008. In Airport Land Use Compatibility Zone B1 of the Columbia Airport.

1. An application was submitted to permit the construction of a 28-foot by 40-foot (1,120 square feet) garage in Zone B1 of the Columbia Airport. The proposed four-car garage will be approximately 17.5 feet in height above grade at the highest point of the building. The structure is to be constructed of T1-11 plywood paneling with a comp shingle roof. 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 proposed garage has an approximate base elevation of 2,025 feet above mean sea level and will be located within the 60dB noise contour associated with the Columbia Airport. There are two Deed Recordations on this parcel for the Airport proximity notice, organ numbers 2015011624 and 2015012170 recorded 8/18/2015 and 8/27/2015, respectively.
3. Since the garage is to be located within Zone B1, 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)

- 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 a garage structure without additional occupancy on a 199-acre parcel located within the B1 Compatibility Zone would not worsen the existing density of dwelling units. The garage does not constitute a prohibited use per the County's zoning ordinance or the *Compatibility Plan*. The site is however located within the extended runway centerline of Runway 17-35, approximately 2,825 feet to the southwest.

- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:
 - glare or distracting lights which could be mistaken for airport lights.
 - sources of dust, steam, or smoke which may impair pilot visibility.
 - sources of electrical interference with aircraft communications or navigation.
 - any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
- The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed garage does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
- The project's proposed structure does not fall within the mapped Critical Height or Height Caution Zones of the Columbia Airport. The proposed structure is anticipated to be a maximum of 17'-6" 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 2,825 feet to the southwest of the end of Runway 35, within the footprint of the FAR Part 77 20:1 visual approach section. Based on this hinge point constituting the toe of the 20:1 approach slope, and a ground base elevation of 2,073 feet above mean sea level at the end of Runway 35, and a building peak elevation of 2,042.5 feet above mean sea level as shown on plan submitted with the project, the highest point of the proposed structure should be approximately 171.75 feet below the surface plane of the 20:1 approach slope. Please see Exhibit D attached elsewhere in this report for a diagram.
10. The proposed garage structure would be constructed within the 60 dB CNEL noise zone. Table 2B of the *Compatibility Plan* identifies single-family residential dwellings as a “marginally acceptable” use within the 50-55 CNEL dB. This garage structure will be an unoccupied accessory building to an existing single-family dwelling, so its suitability within the noise contour is not expected to be an issue.

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

ENGLER

11. Assessor's Parcel Number 033-020-008'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.

ENGLER

- 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

ALUC23-029

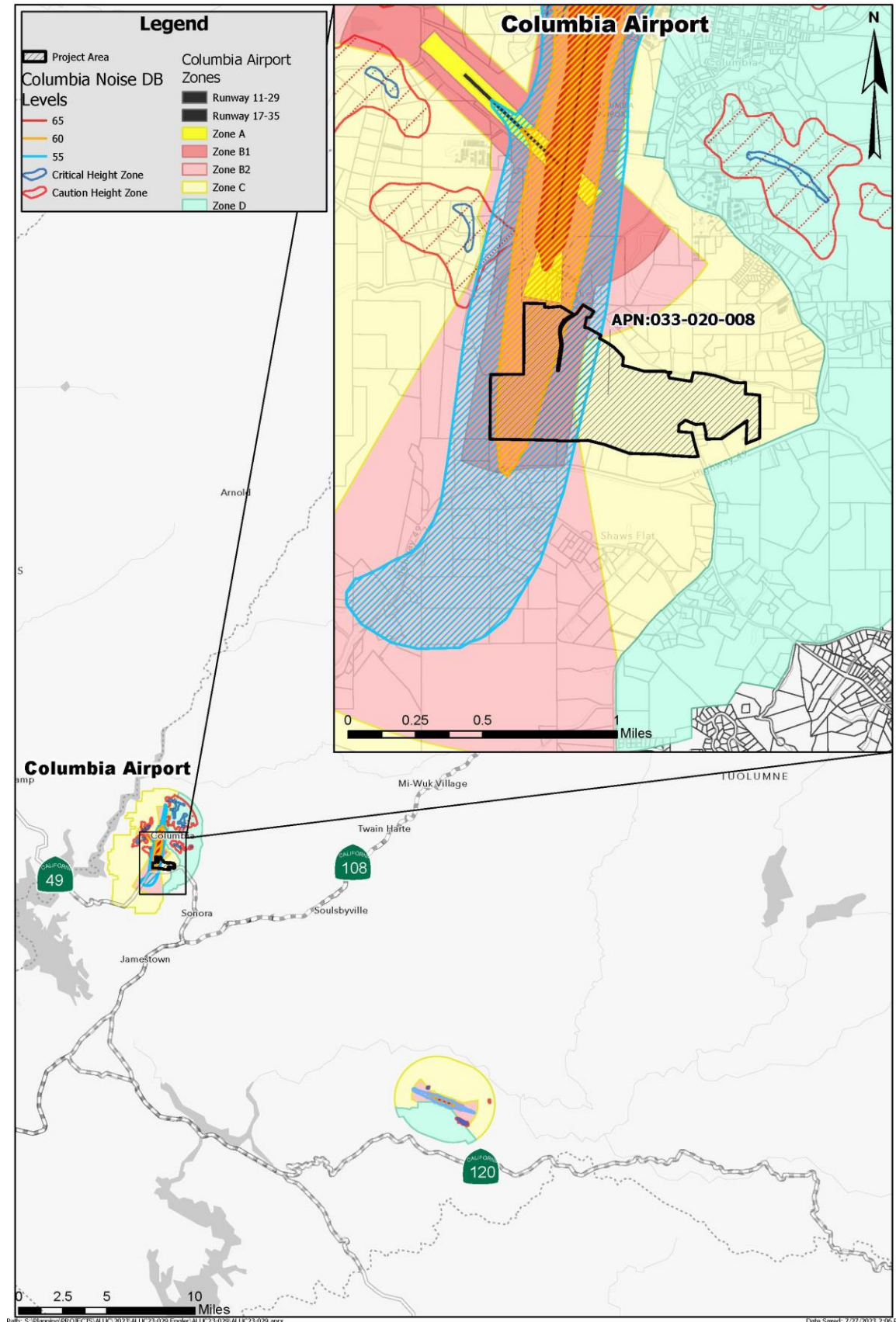


EXHIBIT B: SITE PLAN

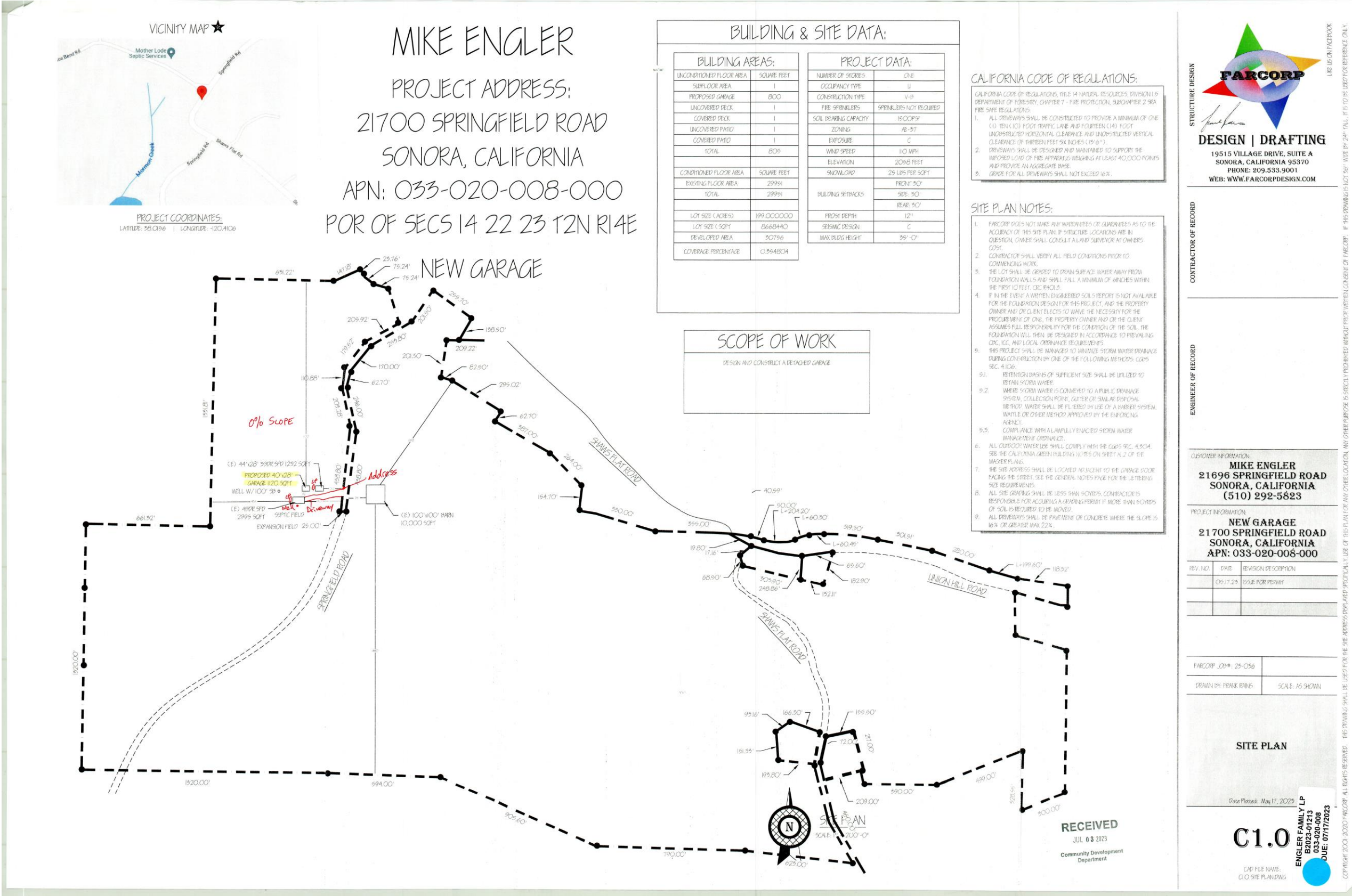
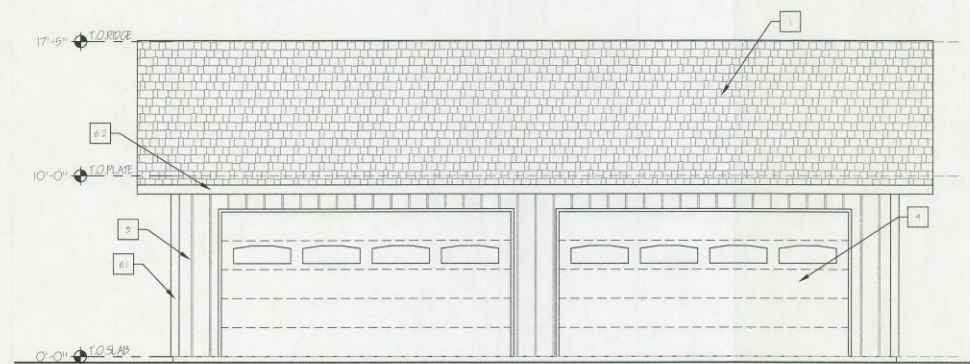
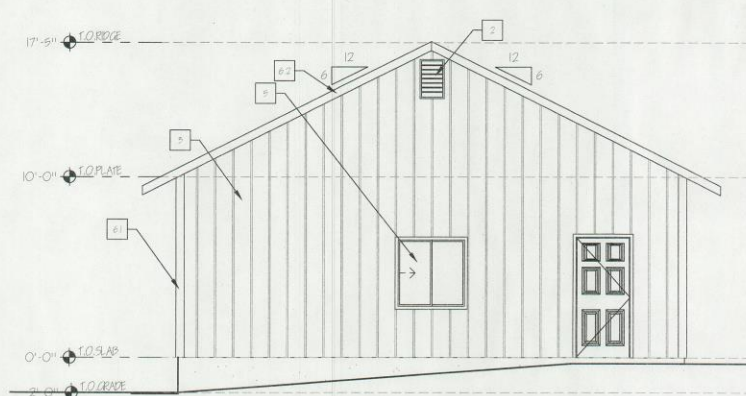


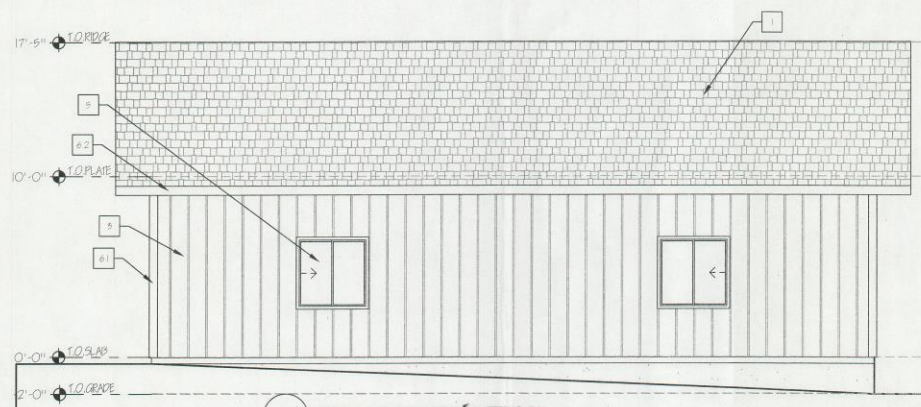
EXHIBIT C: ELEVATIONS



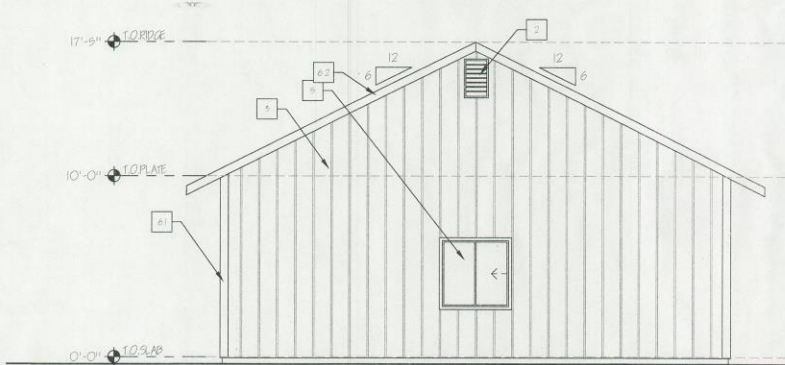
1 FRONT ELEVATION



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION



4 RIGHT ELEVATION

ELEVATIONS KEYED NOTES:

- | | |
|---|--|
| X | <p>ALL KEYPAD NOTES REFERENCED THROUGHOUT THE PLANS ARE DERIVED FROM THE SPECIFICATIONS TO THE LEFT.</p> <p>1. CLASS "A" CANE ROOFING OR 1/4" VAPOR BARRIER OR SHEATHING PER PLAN, INSULATION PER MANUFACTURER'S SPECIFICATIONS TO INCLUDE ALL REQUIRED FLASHING AND ACCESSORIES, VERIFY COLOR WITH OWNER.</p> <p>2. GABLE VENTING PER C.A.C.S. SEE ROOF FRAMING PLAN. WOOD 1/4" H SHEING OR 1/4" VAPOR BARRIER (S). STRUCTURE. (SEE LATERAL BRACING PLAN FOR NAILING).</p> <p>3. SECTIONAL GARAGE DOOR PER OWNER.</p> <p>4. VINYL FRAME WINDOWS WITH INSULATED GLAZING. PROTECT OPENINGS AT ALL CRITICAL WINDOWS. MILGRADE TRIMKIT SERIES OF WINDOW, WITH LOW E GLASS. WILDA AND URBAN INTERIUM COMPLIANCE IF REQUIRED. CONTRACTOR SHALL VERIFY U-FACTOR AND SHGC WITH APPROVED ENERGY REPORT PRIOR TO SUBMITTING GLAZING.</p> <p>5. TRIM.</p> <p>6. WALL CORNERS, WINDOWS AND DOORS 2x4 VINYL OR CLAD.</p> <p>7. FASCIA & GABLE RAFTER 2x6 VINYL OR EQUAL.</p> |
|---|--|

ROOF VENT CALCULATION:

LOCATION:	AREA
GRADE UNDER ROOF AREA	120
TOTAL AREA UNDER ROOF	1120
SQFT OF VENTILATION REQUIRED (1/150)	8
SQFT OF VENTILATION REQUIRED (1/300)	4
A RATIO OF 1/300 MAY BE USED PROVIDED THAT A MINIMUM OF 40% AND A MAXIMUM OF 50% OF THE REQUIRED VENTILATION IS AT LEAST 9 FEET ABOVE THE EAVE AND THE REMAINDER IS PROVIDED BY EAVE VENTILATION	
ATTIC VENTILATION MUST BE PROVIDED BY FREE	
MANSARD APPROVED EAVE VENTS, PEEBLOW VENTS, & ROOF VENT	
ALL VENT OPENINGS SHALL BE A	
MIN 1/16" AND MAX 1/8"	

STRUCTURE DESIGN



Farcorp

DESIGN | DRAFTING

19515 VILLAGE DRIVE, SUITE A
SONORA, CALIFORNIA 95370
PHONE: 209.533.9001
WEB: WWW.FARCORPDESIGN.COM

CONTRACTOR OF RECORD

ENGINEER OF RECORD

CUSTOMER INFORMATION:
MIKE ENGLER
21696 SPRINGFIELD ROAD
SONORA, CALIFORNIA
(510) 292-5823

PROJECT INFORMATION
NEW GARAGE
21700 SPRINGFIELD ROAD
SONORA, CALIFORNIA
APN: 033-020-008-000

REV. NO.	DATE	REVISION DESCRIPTION
	05.17.25	ISSUE FOR PERMIT

PARCOP JOB#: 25-036	
DRAWN BY: FRANK RAINS	SCALE: AS SHOWN

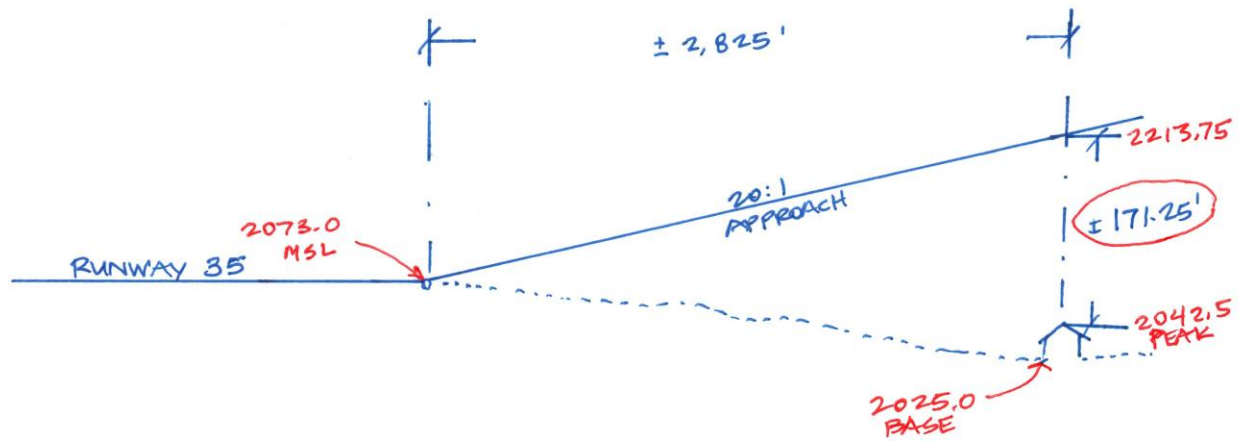
GARAGE ELEVATIONS

Date Plotted: May 17, 2025

A4.0

CAD FILE NAME:
A4.0 GARAGE ELEVATIONS & SECTIONS.DWG

EXHIBIT D: FAR77 AIRSPACE ANALYSIS



ALUC 23-029 ENGLER
 FAR PART 77 AIRSPACE ANALYSIS
 COUNTY OF TULLUMNE LUNR
 7/26/2023