



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP

ALUC Secretary

**TUOLUMNE COUNTY
AIRPORT LAND USE COMMISSION
A.N. FRANCISCO BUILDING
48 YANEY AVENUE, 4th Floor Conference Room
September 5, 2024
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 9, 2024.

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

PRECISION SITE DEVELOPMENT FOR T-MOBILE, ALUC24-06 for the review of Conditional Use Permit CUP22-012 to allow the development of a new 78-foot-tall wireless communications tower and related equipment within a 40± foot by 40± foot fenced area on Assessor's Parcel Number 097-020-006. The site is a 1.91± acre parcel zone C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 19579 Cordelia Avenue, southeast of the intersection Mono Way and Cordelia Avenue within the community of East Sonora. The project site is located within a portion of Section 33, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Number 097-020-006.

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\2024\Agenda\9-5-2024 ALUC Agenda.doc



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SECRETARY'S EVALUATION

DATE: September 5, 2024

SURFACE/MINERAL

RIGHTS OWNERS: Abhijit and Shamika Gune

APPLICANT: Precision Site Development for T-Mobile

PROJECT
NUMBER:

ALUC24-06/Conditional Use Permit CUP22-012

PROJECT AND LOCATION

PROJECT
DESCRIPTION:

ALUC24-06 for the review of Conditional Use Permit CUP22-012 to allow the development a new 78 foot tall wireless communications tower and related equipment within a 40± foot by 40± foot fenced area on Assessor's Parcel Number 097-020-006. The project site is a 1.91± acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION:

The project site is located at 19579 Cordelia Avenue, southeast of the intersection of Mono Way and Cordelia Avenue within the community of East Sonora. The project site is located within apportion of Section 33, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Number 097-020-006.

The proposed tower is 72 feet with an additional 6 feet of foliage for a total height above grade of 78 feet. The tower will be placed on a concrete pad, which will be level with grade. An 8 foot tall fence will be constructed around the facility. Ground level at the base of the proposed tower is 2,177± feet above mean sea level, for a total elevation of 2,255± feet above mean sea level.

ALUC Plan Review

1. The project site is not located within the airport influence area or within Compatibility Zone associated with the Columbia Airport or the Pine Mountain Lake Airport. The tower is proposed to be located approximately 5.37± miles southeast of the Columbia Airport and approximately 11.7± miles northwest of the Pine Mountain Lake Airport. Due to the project sites distances to the airports, the site is not located within the conical zone.
2. Paragraph (c)(1) of Policy 2.1.5.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that any structure taller than 75 feet above ground level be reviewed by the ALUC, regardless of location. Therefore, the application for Conditional Use Permit CUP22-012 is being referred to the Airport Land Use Commission as required by Policy 2.1.5.2 of the Airport Land Use Compatibility Plan as the tower would be 78 feet in height.
3. The ALUC Commission has three choices of actions after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.

- (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications which the Commission may specify.
 - (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
- 4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses 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.
- 5. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed tower does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
- 6. The site does not fall within the mapped Critical Height or Height Caution Zones of either airport. The project site is not located within a noise contour associated with either airport.

Ordinance Code Review

- 7. The project site is zoned C-1 and does not contain the Airport Combining (:AIR) district. Therefore, Conditional Use Permit CUP22-012 is not subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(B) of the Ordinance Code requires any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above ground level to be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, Conditional Use Permit CUP22-012 is being referred to the Airport Land Use Commission.
- 8. Section 18.24.050 of the Ordinance Code states as follows:

The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:

 - A. *The project is within the height limits established by the Federal Aviation Administration, or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
 - B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
 - C. *The use will not result in hazards to flight, specifically it will not generate any of the following:*

1. *Glare or distracting lights which could be mistaken for airport lights;*
 2. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 3. *Sources of electrical interference with aircraft communications or navigation;*
 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
9. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
11. The project does not meet any of the triggers identified in #10 above as the nearest airport is approximately 5.37± miles from the project site. The proposed tower would be a total of 78± feet in height above ground level. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is not required and was not made a condition of approval.

SECRETARY'S CERTIFICATION

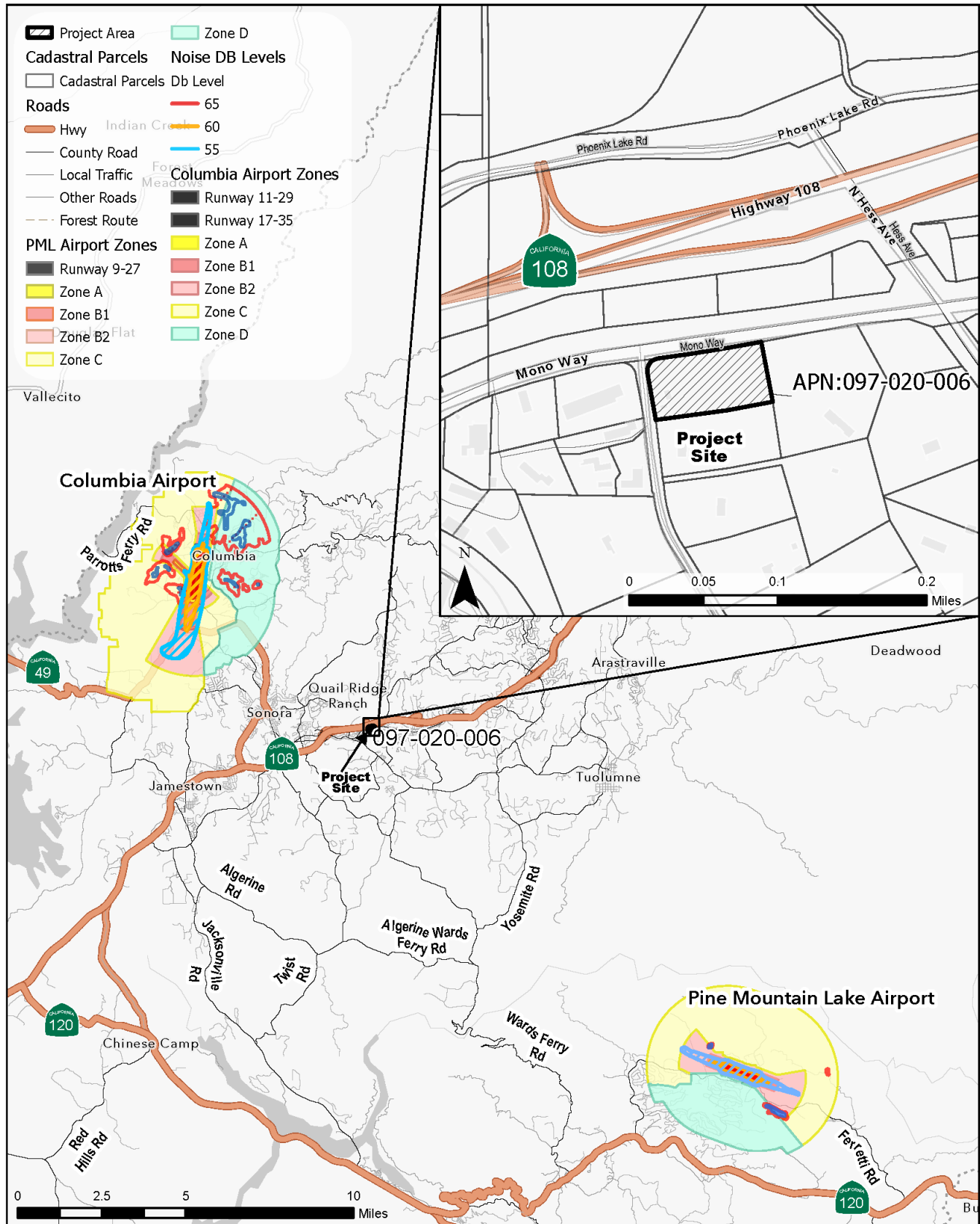
COMPATIBILITY PLAN:

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

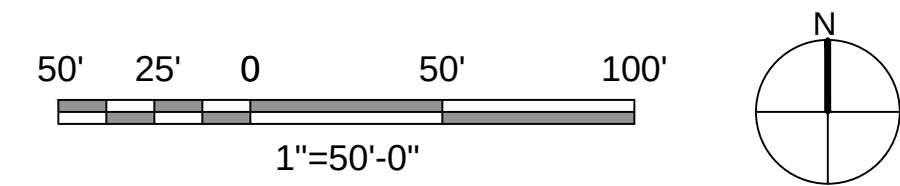
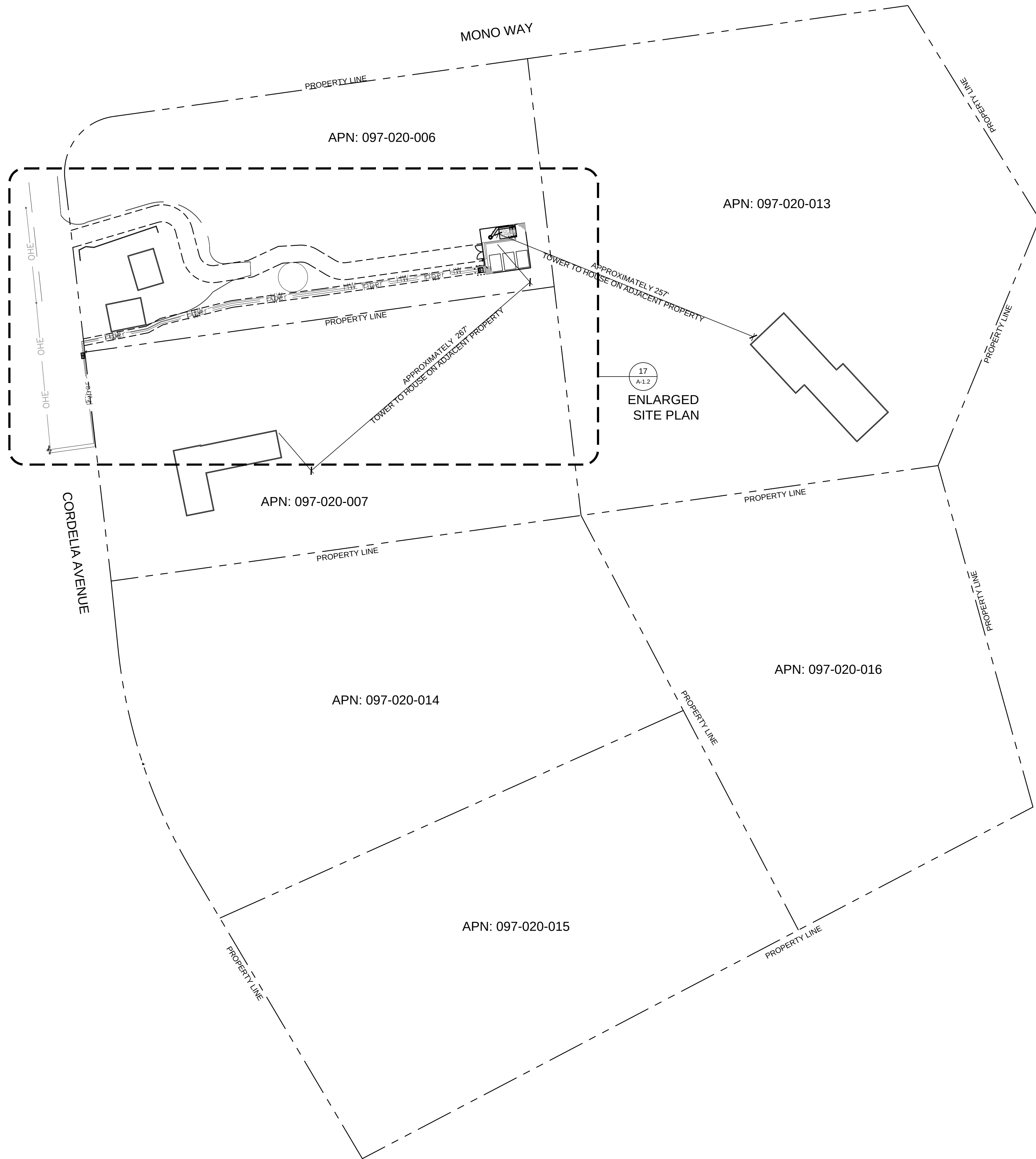
- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
 - Create electrical interference with radio communication between the Airport and aircraft.
 -
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following condition:
 - 1. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation;
and
 - d. Any use which may attract large flocks of birds.

Attachment #1: ALUC Map

CUP 22-012



P:\Data\06/06/2024 11:27:26 AM File Name: 12022122502_Precision_Sprint Keep Sheet 22502_11_SC60189A\SC60189A\Sheet\A-1.1 Site Plan.dwg Plotted By: John McConnell



17 SITE PLAN
1" = 50'

PLANS PREPARED FOR:
T-Mobile
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

PLANS PREPARED BY:
Borges
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL

OEM:
vertical bridge

MLA PARTNER:
PRECISION
5098 FOOTHILLS BLVD, STE 3-119
ROSEVILLE, CA 95747

ENGINEERING SEAL:
06/17/2024

DRAWING NOTICE:
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T-MOBILE AND MAY NOT BE REPRODUCED,
DISSEMINATED OR REDISTRIBUTED
WITHOUT THE EXPRESS WRITTEN
CONSENT OF T-MOBILE.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% CD SUBMITTAL	06/23/22	JES	0
100% CD SUBMITTAL	07/25/22	JES	1
100% CD DESIGN REV	06/02/23	JVM	2
100% CD DESIGN REV	06/15/23	JVM	3
100% CD DESIGN REV	08/31/23	JVM	4
100% CD DESIGN REV	05/29/24	JVM	5

T-MOBILE SITE NAME:
SONORA EAST

T-MOBILE SITE IDENTIFICATION:
SC60189A

VERTICAL BRIDGE SITE ID:
**US-CA-5678
SULLIVAN CREEK**

SITE ADDRESS:
**19579 CORDELIA AVE
SONORA, CA 95370**

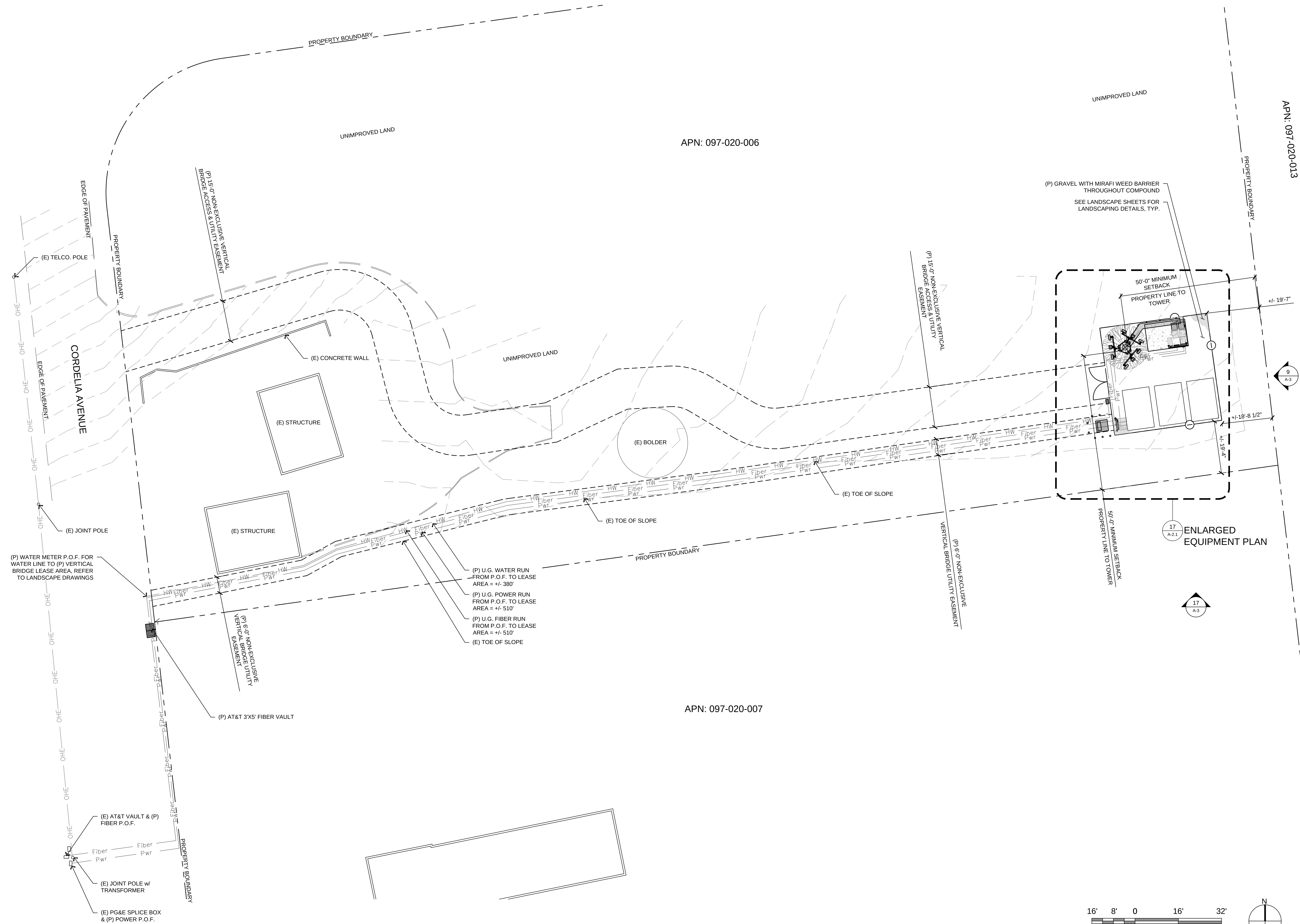
SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A-1.1

Plot Date: 06/02/2024 11:26:02 AM File Name: 12020122502_Precision_Split Area Sheet 22502_11_SC60189A(SC60189A)SheetA.1.2 Enlarged Site Plan.dwg Plotted By: John McConnel

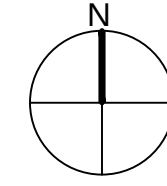
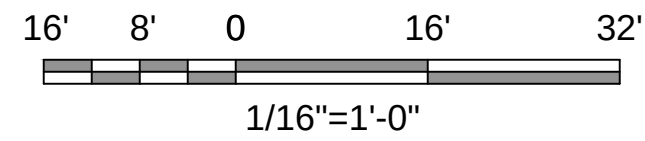
17

ENLARGED SITE PLAN
1/16" = 1'-0"



APN: 097-020-006

APN: 097-020-007



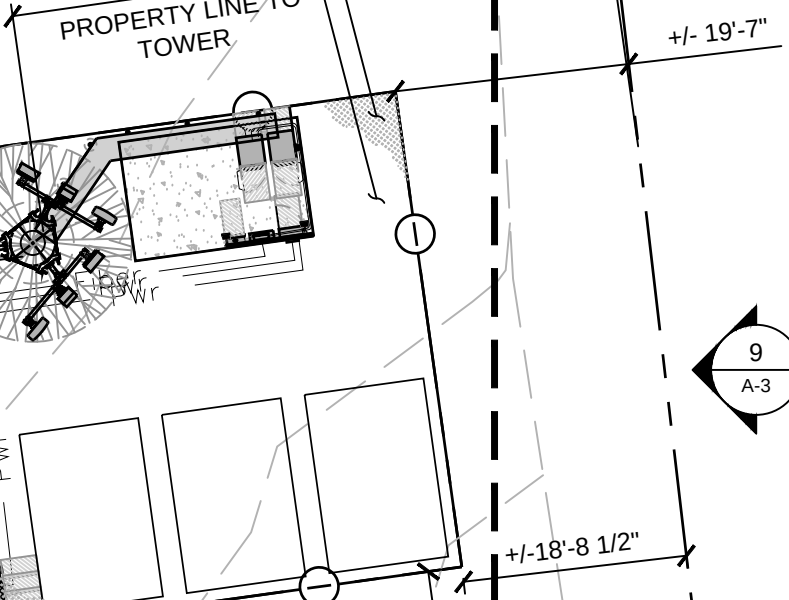
APN: 097-020-013

(P) GRAVEL WITH MIRAFI WEED BARRIER
THROUGHOUT COMPOUND
SEE LANDSCAPE SHEETS FOR
LANDSCAPING DETAILS, TYP.

(P) 15'-0\"/>

(P) 6'-0\"/>

50'-0\"/>



ENLARGED
EQUIPMENT PLAN

PLANS PREPARED FOR:



1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

PLANS PREPARED BY:



borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL

OEM:



MLA PARTNER:



5098 FOOTHILLS BLVD, STE 3-119
ROSEVILLE, CA 95747

ENGINEERING SEAL:



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100% CD DESIGN REV	08/31/23	JVM	4
100% CD DESIGN REV	05/29/24	JVM	5

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SONORA EAST

T-MOBILE SITE IDENTIFICATION:

SC60189A

VERTICAL BRIDGE SITE ID:

US-CA-5678
SULLIVAN CREEK

SITE ADDRESS:

19579 CORDELIA AVE
SONORA, CA 95370

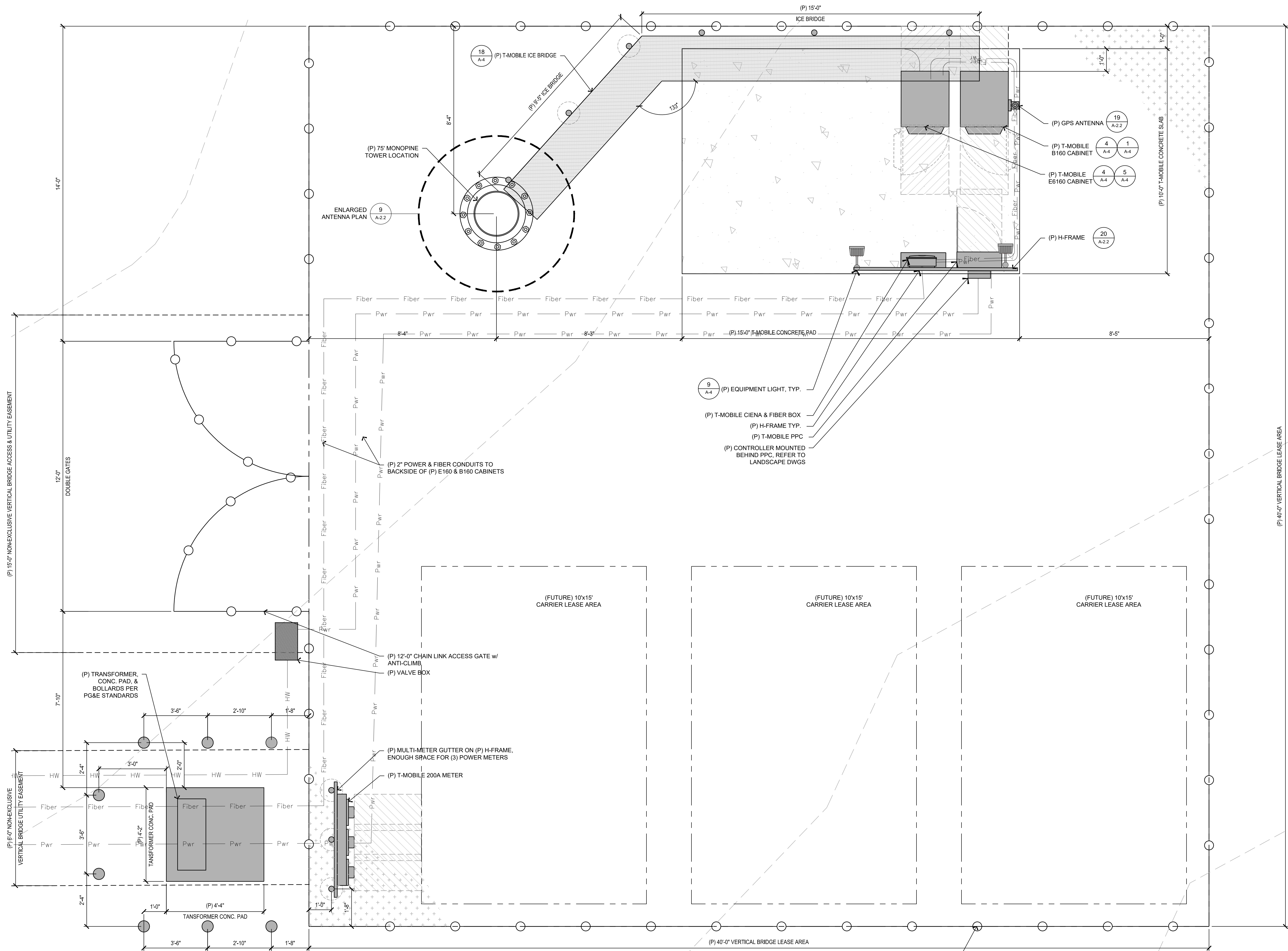
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ENLARGED SITE
PLAN

SHEET NUMBER:

A-1.2

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17 ENLARGED EQUIPMENT PLAN
1/2" = 1'-0"

PLANS PREPARED FOR:
T-Mobile
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

PLANS PREPARED BY:
Borges
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
916 782 7200 TEL

OEM:
vertical bridge

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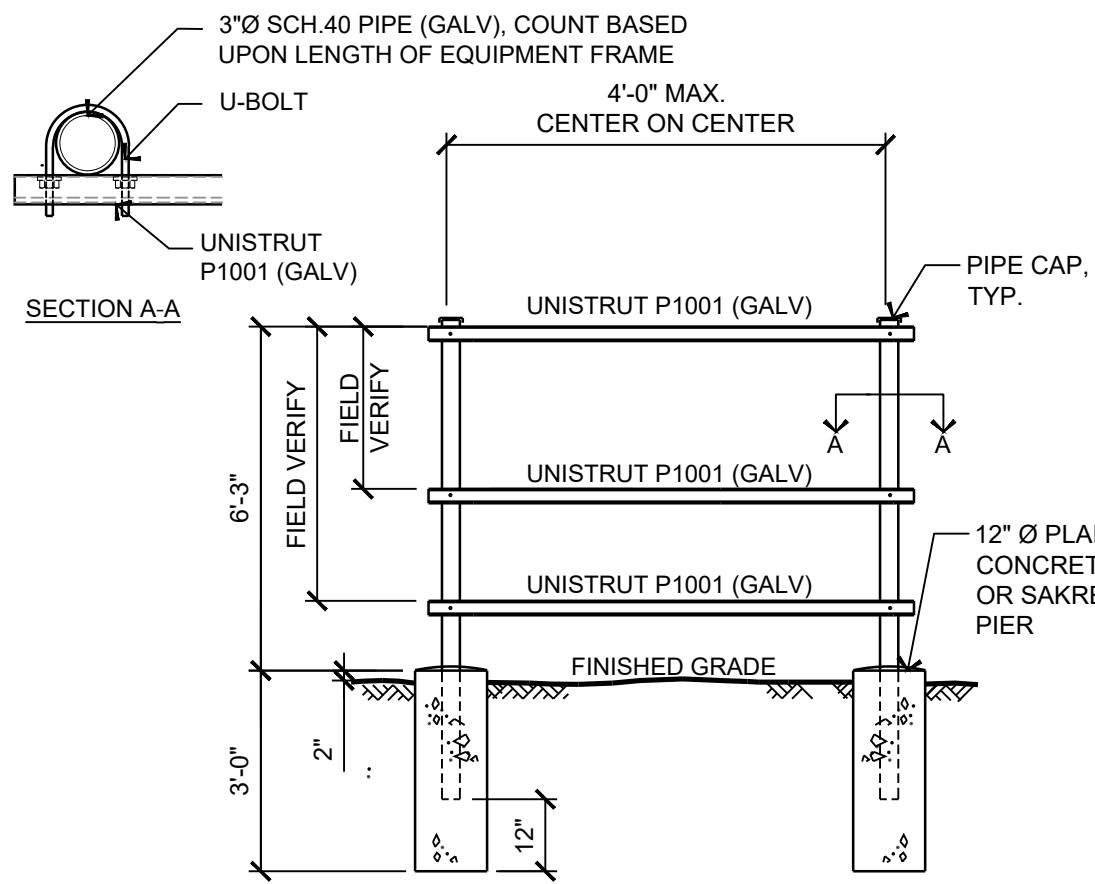
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SULLIVAN CREEK**

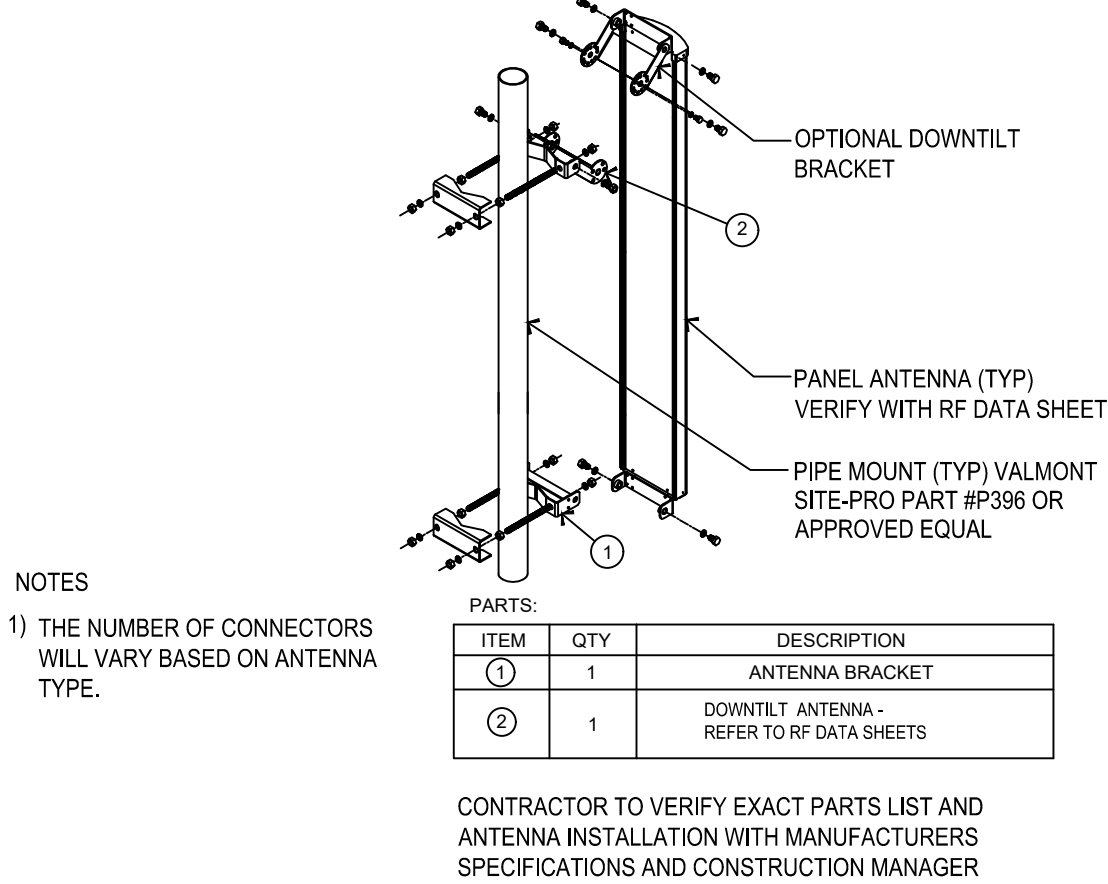
SITE ADDRESS:
19579 CORDELIA AVE
SONORA, CA 95370

SHEET DESCRIPTION:
**ENLARGED
EQUIPMENT PLAN**

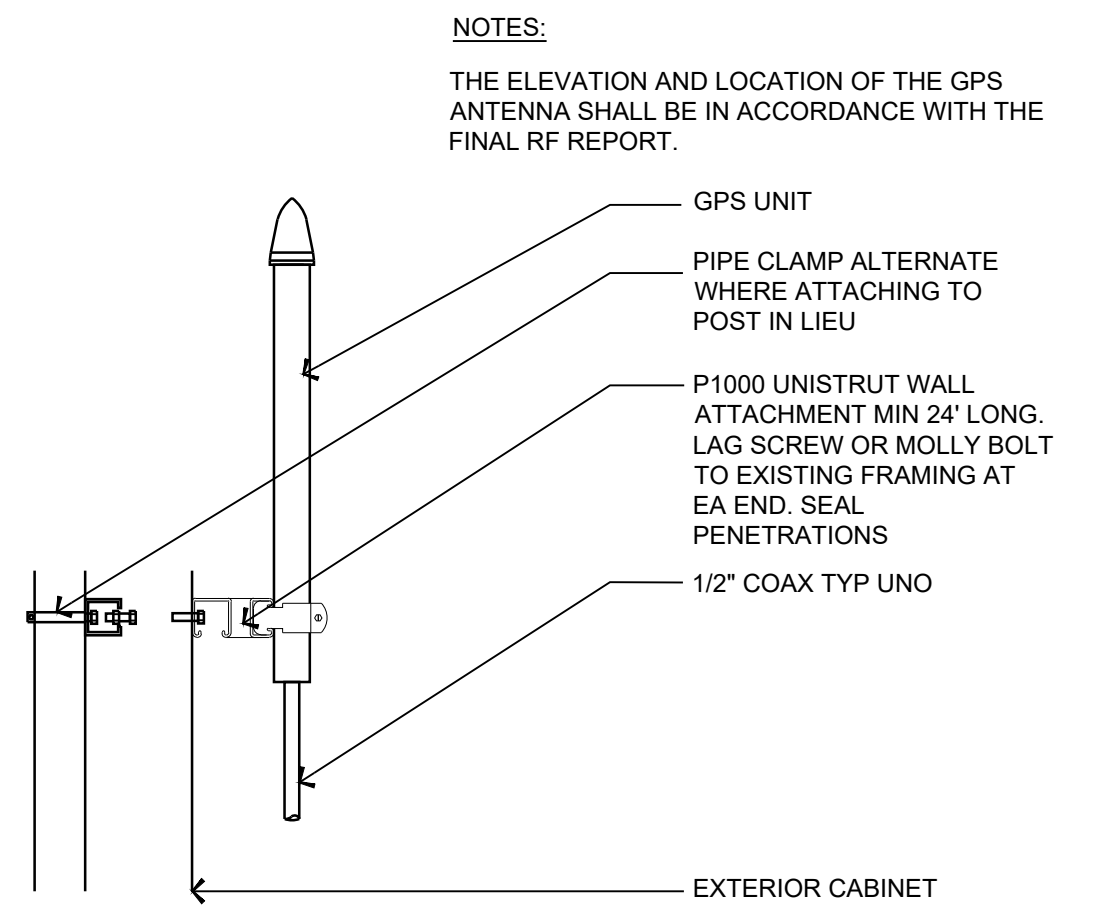
SHEET NUMBER:
A-2.1



20 H-FRAME
3/4" = 1'-0"

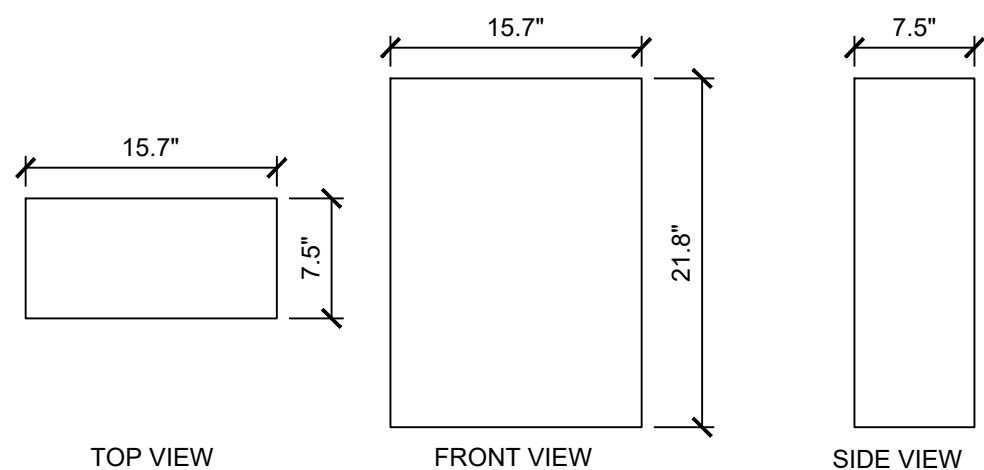


16 ANTENNA MOUNTING
3/4" = 1'-0"



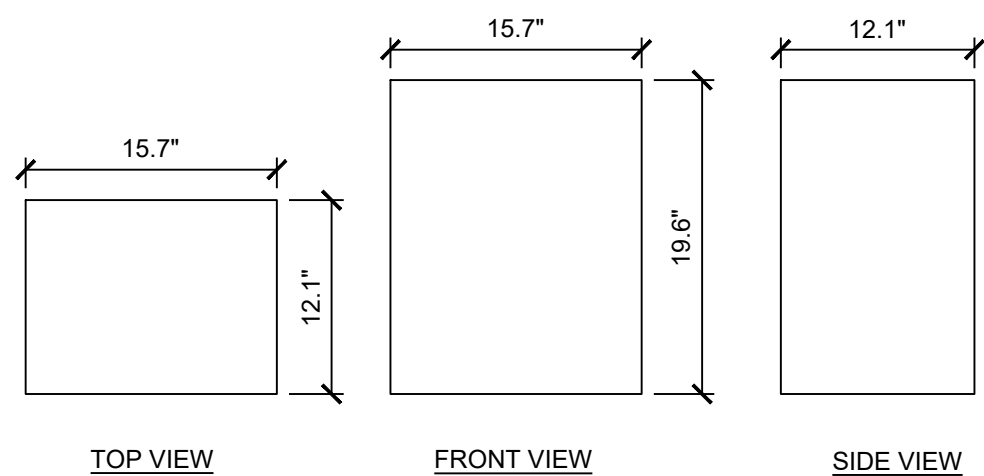
19 GPS MOUNT DETAIL
NOT TO SCALE

ERICSSON RRUS-4480 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 21.8" TALL X 15.7" WIDE X 7.5" DEEP
WIEGHT: +/- 84 LBS.

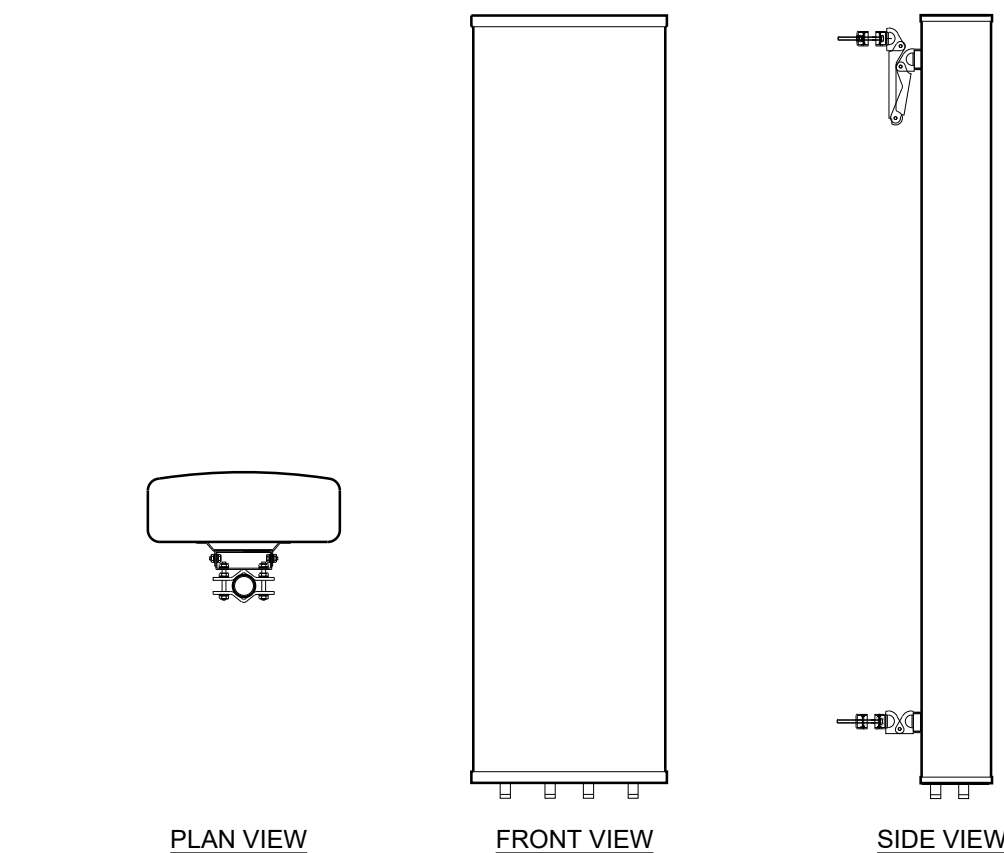


18 ERICSSON RRUS 4480
1" = 1'-0"

ERICSSON RRUS-4460 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 19.6" TALL X 15.7" WIDE X 12.1" DEEP
WIEGHT: +/- 109 LBS.

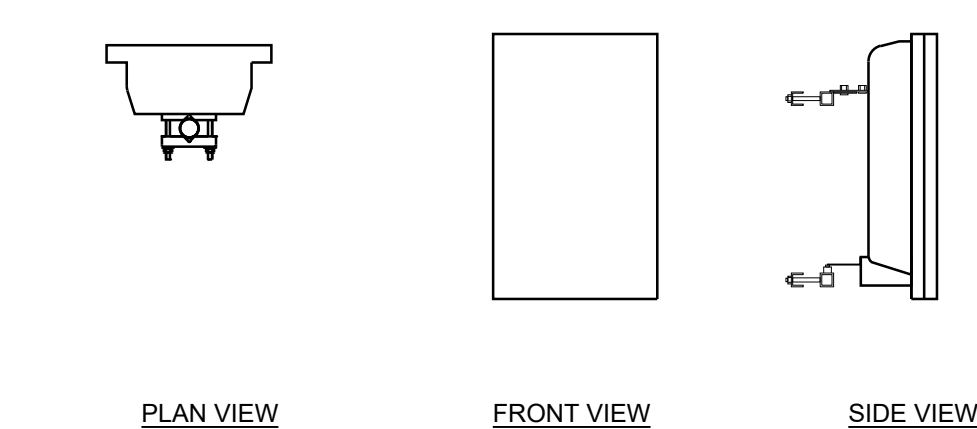


17 ERICSSON RRUS 4460
1" = 1'-0"



MODEL: RFS APXVAALL24_43-U-NA20
HEIGHT: 95.9"
WIDTH: 24"
DEPTH: 8.5"
WEIGHT: 149.9 lbs (w/OUT MOUNTING HARDWARE)

14 RFS APXVAALL24 43-U-NA20
1/2" = 1'-0"

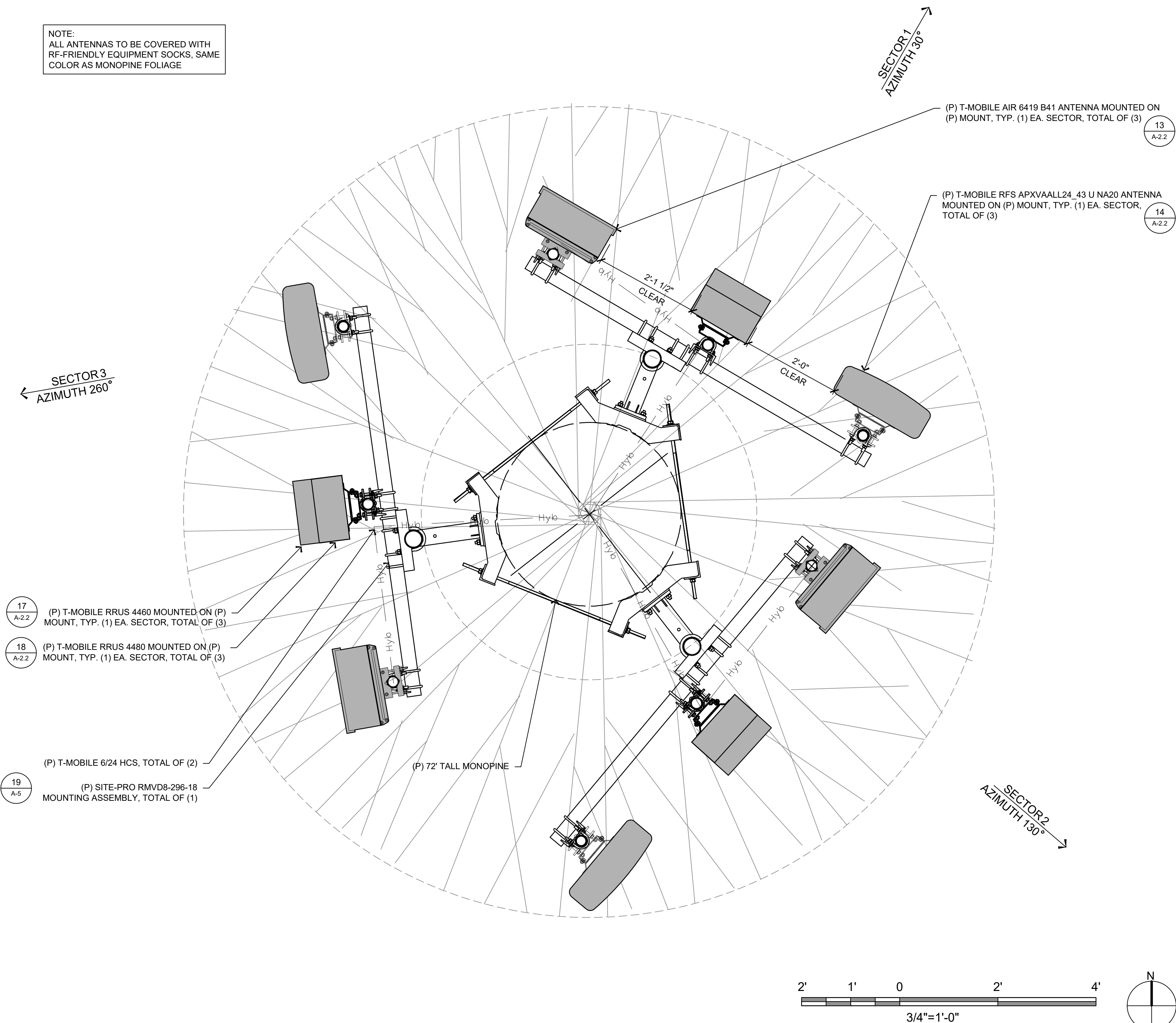


MODEL: ERICSSON AIR 6419 B41
HEIGHT: 36.3"
WIDTH: 20.9"
DEPTH: 9.0"
WEIGHT: 83.3 lbs (w/OUT MOUNTING HARDWARE)

13 ERICSSON 6419 B41
1/2" = 1'-0"

RF SCHEDULE							RFDS V.1, APPROVED: 12/17/2021
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH (AT ANTENNAS)	HYBRID LENGTH	TECHNOLOGY	COAX
A L P H A	1 (P) RFS APXVAARR24_43-U-NA20 (OCTO)	30	68'-0"	(P) RRUS4480 (P) RRU 4460	(P) ERICSSON HYBRID 6/24 4AWG = +/-100'-0" (2)	L700 / L600 / N600 / L2100 / L1900 / G1900	(8) 6' SUREFLEX 4.310 TO 4.3-10 (6) FIBER
	2 (P) ERICSSON AIR6419 B41	30	68'-0"	---	---	L2500 / N2500	(2) FIBER
B E T A	1 (P) RFS APXVAARR24_43-U-NA20 (OCTO)	130	68'-0"	(P) RRUS4480 (P) RRU 4460	(P) ERICSSON HYBRID 6/24 4AWG = +/-100'-0" (2)	L700 / L600 / N600 / L2100 / L1900 / G1900	(8) 6' SUREFLEX 4.310 TO 4.3-10 (6) FIBER
	2 (P) ERICSSON AIR6419 B41	130	68'-0"	---	---	L2500 / N2500	(2) FIBER
G A M A	1 (P) RFS APXVAARR24_43-U-NA20 (OCTO)	260	68'-0"	(P) RRUS4480 (P) RRU 4460	---	L700 / L600 / N600 / L2100 / L1900 / G1900	(8) 6' SUREFLEX 4.310 TO 4.3-10 (6) FIBER
	2 (P) ERICSSON AIR6419 B41	260	68'-0"	---	---	L2500 / N2500	(2) FIBER

12 RF SCHEDULE
ANTENNA SCHEDULE



9 ENLARGED ANTENNA PLAN
3/4" = 1'-0"

PLANS PREPARED FOR:

T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

PLANS PREPARED BY:

ARCHITECTURAL GROUP
Borges

borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
916 782 7200 TEL

OEM:

verticalbridge

MLA PARTNER:

PRECISION

5098 FOOTHILLS BLVD, STE 3-119
ROSEVILLE, CA 95747

ENGINEERING SEAL:

06/17/2024

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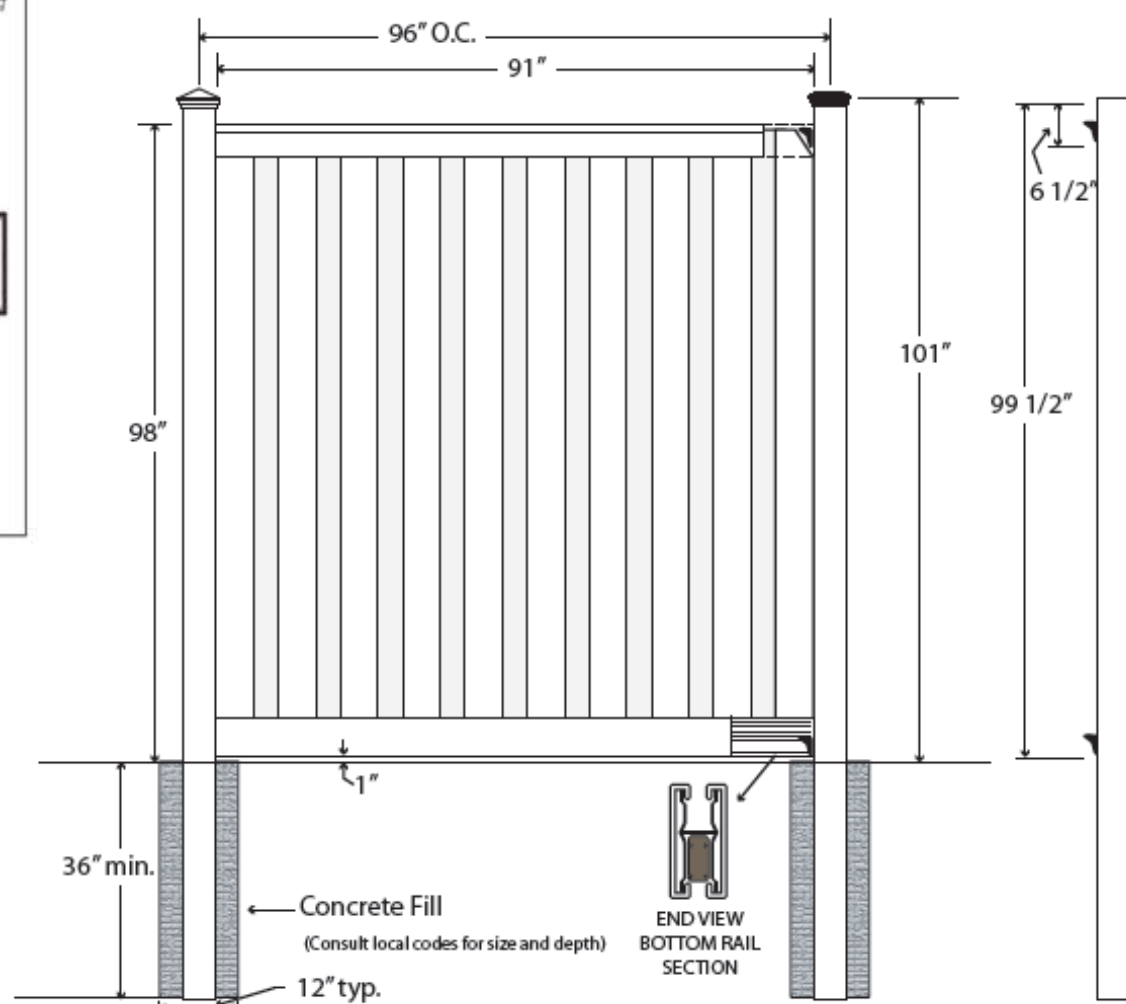
ENLARGED ANTENNA
PLAN & DETAILS

SHEET NUMBER:

A-2.2



A-3



©2014 Trex® Fencing
012814

SHEET NUMBER: **A-6**



This Document shall not be used for construction unless it has been stamped and signed above by the Landscape Architect

Garth Ruffner
Landscape Architect
(916) 797-2576
4120 Douglas Blvd., #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

**SONORA
EAST
#6C60183A**
19579 CORDELIA AVENUE
COUNTY OF TUOLUMNE
CALIFORNIA

FOR PRECISION SITE DEVELOPMENT

Sheet Title:

IRRIGATION & PLANTING PLANS

Revisions:		
Num.	Description	Date
3	LEASE AREA MODIFICATION	6/6/2024

Date: APRIL 28, 2023

Scale: NOTED

Job Number: 43016

Sheet Number: 1 of 4

IRRIGATION SCHEDULE

STATION	DAYS/ WEEK	STARTS/ DAY	MINUTES/ START
ESTABLISHED	1	PER MONTH	12 30
ESTABLISHMENT	2	6	9

SEE MAINTENANCE NOTE #7.

WATER BUDGET

MONTH	PERCENT	MONTH	PERCENT
JULY	100%	JANUARY	15%
AUGUST	91%	FEBRUARY	19%
SEPTEMBER	67%	MARCH	35%
OCTOBER	41%	APRIL	56%
NOVEMBER	18%	MAY	76%
DECEMBER	11%	JUNE	91%

IRRIGATION LEGEND

SYMBOL	DESCRIPTION:	MANUFACTURER & MODEL NUMBER	RADIUS	GALLONS PER MINUTE	"/HR.	DETAIL
•	2 POINT SOURCE EMITTERS PER PLANT	RAINBIRD XBCV-05PC (5' FROM ROOTBALL, OPPOSITE SIDES)	0'	2x0.008	0.25	F, SHT. L2
---	POINT SOURCE DISTRIBUTION TUBING	RAINBIRD XFD 0.5" BLANK TUBE # XQ 0.25" DISTRIBUTION TUBING (10' MAX. - NOT SHOWN)				F, SHT. L2
┐	DRIP FLEX RISER (LATERAL TO TUBE)	PARKER MANUFACTURING 1/2" COBRA CONNECTOR #CCO (LENGTH AS REQUIRED)				F, SHT. L2
⊙	FLUSH BALL VALVE (ON-GRADE)	DIG IRRIGATION #28-012 CONNECTED TO END OF DISTRIBUTION TUBE (COVER W/ MULCH)				
⊙	R.C. VALVE, FILTER & REGULATOR	RAINBIRD XCZ-075-PRF (INCLUDES VALVE, FILTER & PRESSURE REGULATOR)				E, SHT. L2
⊙	QUICK COUPLING VALVE	RAINBIRD #33DRC				D, SHT. L2
⊙	BRONZE GATE VALVE	NIBCO #T-113 (1" SIZE)				C, SHT. L2
⊙	R.P. BACKFLOW DEVICE	WILKINS 975XL2 (1" SIZE)				B, SHT. L2
⊙	IRRIGATION CONTROLLER	IRRITROL SYSTEMS MC-4E ON P2B PEDESTAL				A, SHT. L2
⊙	WEATHER SENSOR	IRRITROL CL-100-WIRELESS (INSTALL PER MFR.'S SPEC.'S)				
---	CLASS 200 PVC LATERAL LINE (3/4" SIZE)					
.....	SCHEDULE 40 PVC MAINLINE (1" SIZE)					
⊙	VALVE SIZE					
⊙	CONTROLLER AND STATION NUMBER					
⊙	GALLONS PER MINUTE					

IRRIGATION NOTES

- SEE DETAILS & SPECIFICATIONS FOR MATERIALS & PROCEDURES.
- THE SYSTEM IS DESIGNED TO OPERATE AT A MINIMUM STATIC PRESSURE OF 50 PSI AND A MAXIMUM FLOW OF 10 GPM (FOR QUICK COUPLING VALVE). VERIFY PRESSURE AND FLOW RATE PRIOR TO BEGINNING ANY IRRIGATION WORK AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF THE RESULTS.
- MAINLINE IS SHOWN DIAGRAMMATICALLY AND SHALL BE LOCATED WITHIN THE UTILITY EASEMENT AS DIRECTED BY THE OWNER.
- MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN THE SITE AND DRAWINGS. ANY SUCH DEVIATION IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS AND WITHOUT ADDITIONAL COST TO THE OWNER.

PLANTING NOTES

- SEE DETAILS AND SPECIFICATIONS FOR MATERIALS AND PROCEDURES. NOTE DATES FOR SUBMITTALS AND REQUIREMENTS REGARDING PLANT ORDERS.
- PLANTING OPERATIONS SHALL OCCUR BETWEEN SEPTEMBER & NOVEMBER. PLANTING PERFORMED OUTSIDE THIS TIME PERIOD IS SUBJECT TO AN EXTENDED MAINTENANCE PERIOD (SEE SPECIFICATIONS).
- REVEGETATION SIZED CONTAINERS EXCEEDING AN 8" DEPTH MAY BE SUBSTITUTED FOR THE SPECIFIED ONE GALLON CONTAINERS.
- PROTECT EXISTING PLANT MATERIALS THAT ARE NOT IN CONFLICT WITH THE PROPOSED WORK. DO NOT SEVER ROOTS IN EXCESS OF 2 INCHES IN DIAMETER.
- INSTALL TUBEX "TREEGUARD" FOR SHRUBS* HERBIVORY MESH SHELTERS (170mm-200mm X 0.6M) ON ALL PROPOSED PLANTS USING 2 STAKES (OPPOSITE SIDES) PER CAGE IN ACCORD W/ THE MANUFACTURER'S DETAILS & SPECIFICATIONS. SHELTERS SHALL BE SET TIGHT TO THE GROUND.
- APPLY "SHREDDED CEDAR" TOP DRESSING (SEE SPEC.'S) IN A 4" DIAMETER CIRCLE AROUND EACH PLANT TO A DEPTH OF 3 INCHES.

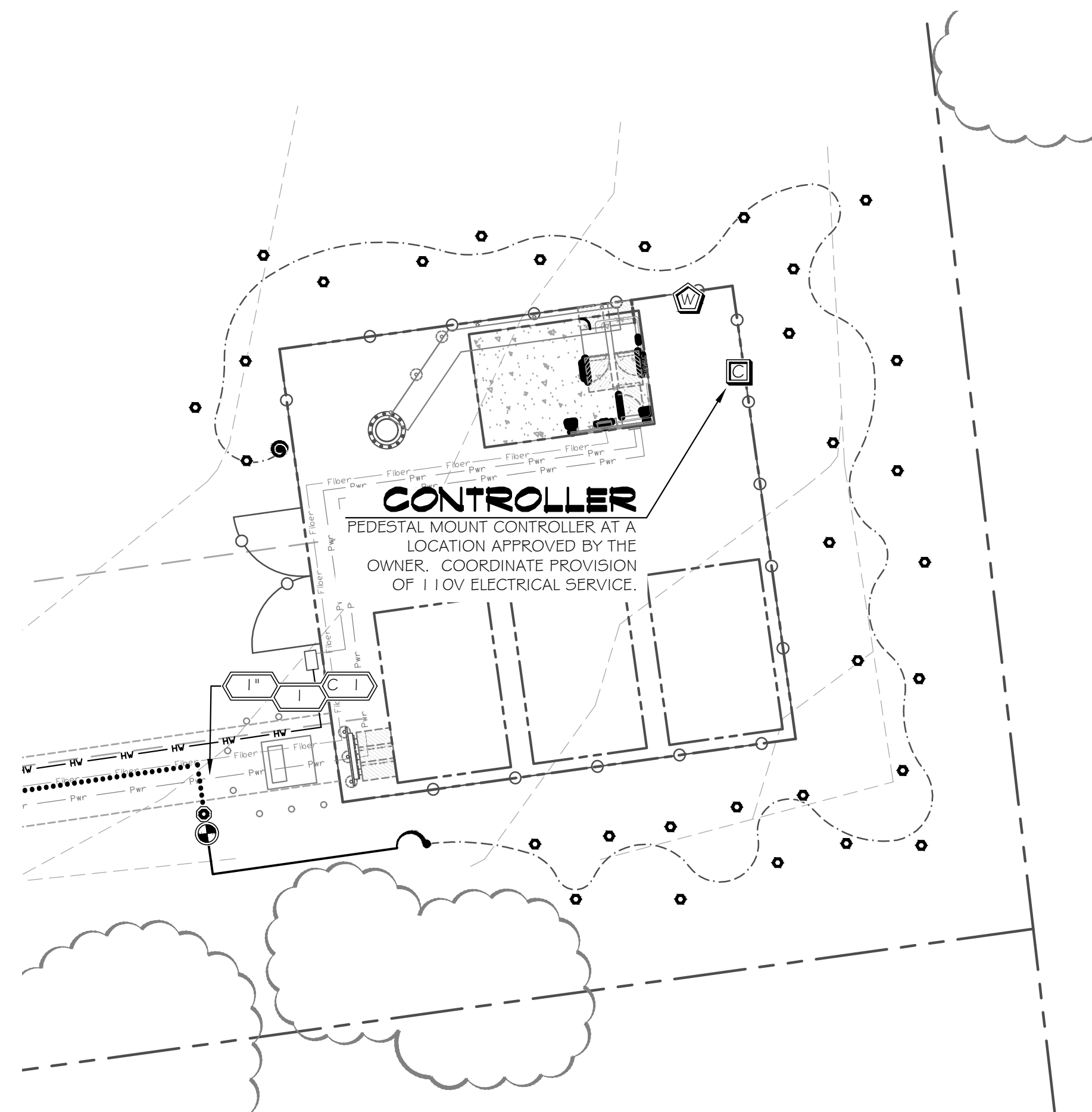
MAINTENANCE NOTES:

- THE MAINTENANCE PERIOD FOR THIS PROJECT IS 3 YEARS. SEE SPECIFICATIONS.
- AN INSPECTION OF INSTALLED PLANTS IS REQUIRED ON A MONTHLY BASIS UNTIL THE CONCLUSION OF THE MAINTENANCE PERIOD.
- REPLACE ANY DEAD OR DYING PLANTS IN THE FALL OR WINTER AFTER DISCOVERY.
- THOROUGHLY WEED THE 4" DIAMETER CIRCLE AROUND EACH PLANT. WEEDS EXCEEDING ONE MONTH'S GROWTH WILL BE CAUSE FOR PAUSING THE MAINTENANCE PERIOD FOR AT LEAST ONE MONTH.
- OBSERVE THE IRRIGATION SYSTEM IN OPERATION EACH MONTH FROM MAY THROUGH SEPTEMBER & REPAIR ANY LEAKS OR CLOGS. REPLACE ANY FAILING COMPONENTS.
- MAINTAIN MULCH DEPTHS AT A MINIMUM OF 3 INCHES.
- ONCE PLANTS ARE ESTABLISHED, THE IRRIGATION SYSTEM SHALL BE OPERATED TO OFFSET WINTER/SPRING DROUGHT CONDITIONS (IF APPLICABLE) & PROVIDE A DEEP SOAKING ONCE PER MONTH IN SUMMER/FALL.
- WINTERIZE THE IRRIGATION SYSTEM EACH YEAR BY BLOWING OUT WITH AN AIR COMPRESSOR OR MANUALLY DRAINING THE SYSTEM.
- AT THE CLOSE OF THE 3 YEAR MAINTENANCE PERIOD, AFTER PROVISIONAL APPROVAL BY THE OWNER, REMOVE THE REMOTE CONTROL VALVE & CAP THE FEED MANIFOLD. REMOVE THE CONTROLLER & WEATHER SENSOR.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	WATER USE PER WUCOLS IV	SIZE	QUANTITY	MATURE SIZE (HxW)
ARD	A ARCTOSTAPHYLOS MANZANITA/COMMON MANZANITA	VERY LOW	1 GALLON*	10	20x10'
CNC	C CEANOTHUS CUNEATUS/BUCKBRUSH	VERY LOW	1 GALLON*	8	12x12'
FRC	F FRANGULA CALIFORNICA/CALIFORNIA COFFEEBERRY	VERY LOW	1 GALLON*	9	15x15'
PIN	P PINUS SABINIANA/CALIFORNIA GREY PINE	VERY LOW	1 GALLON	4	60x25'

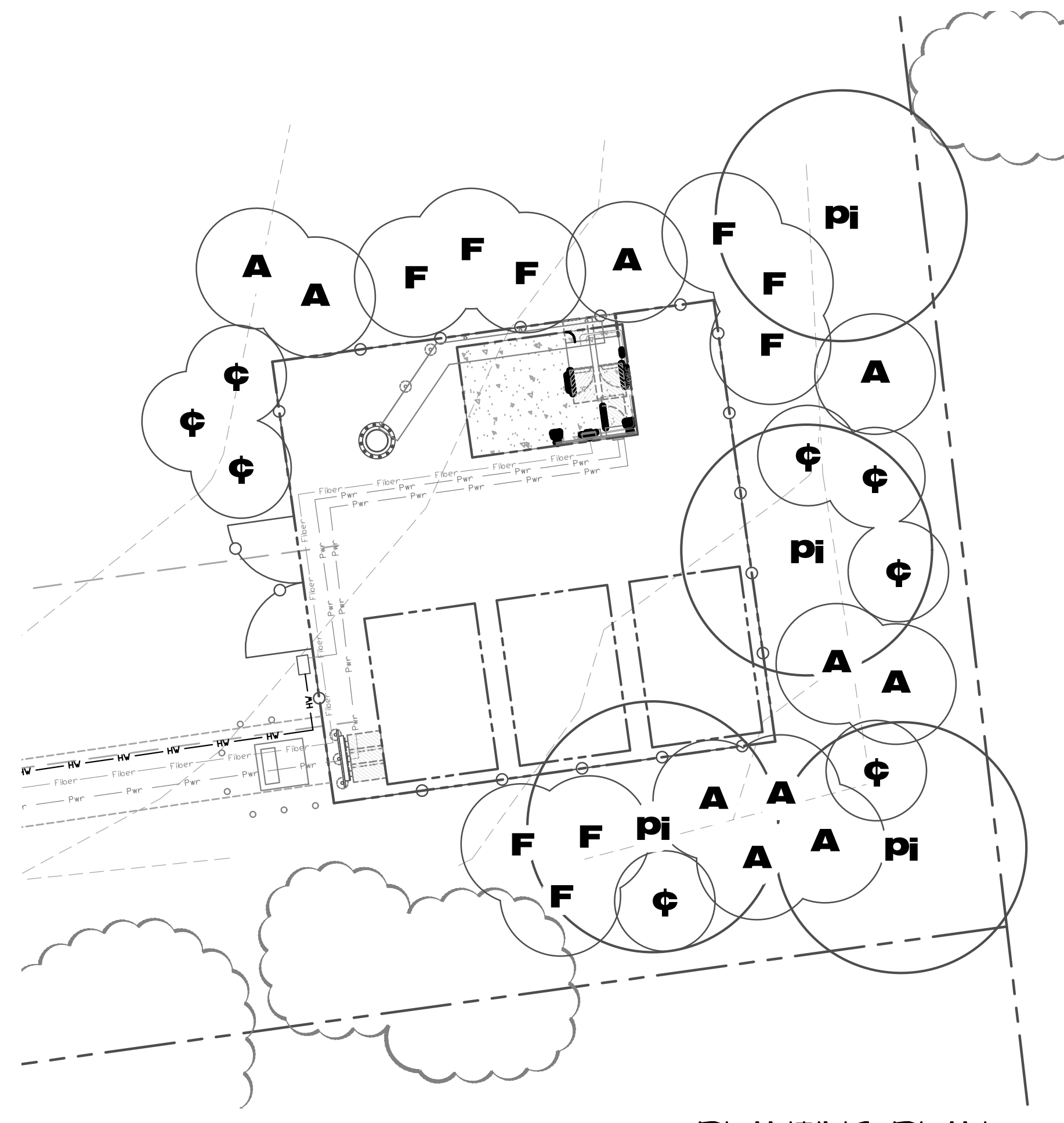
*SEE PLANTING NOTE #3



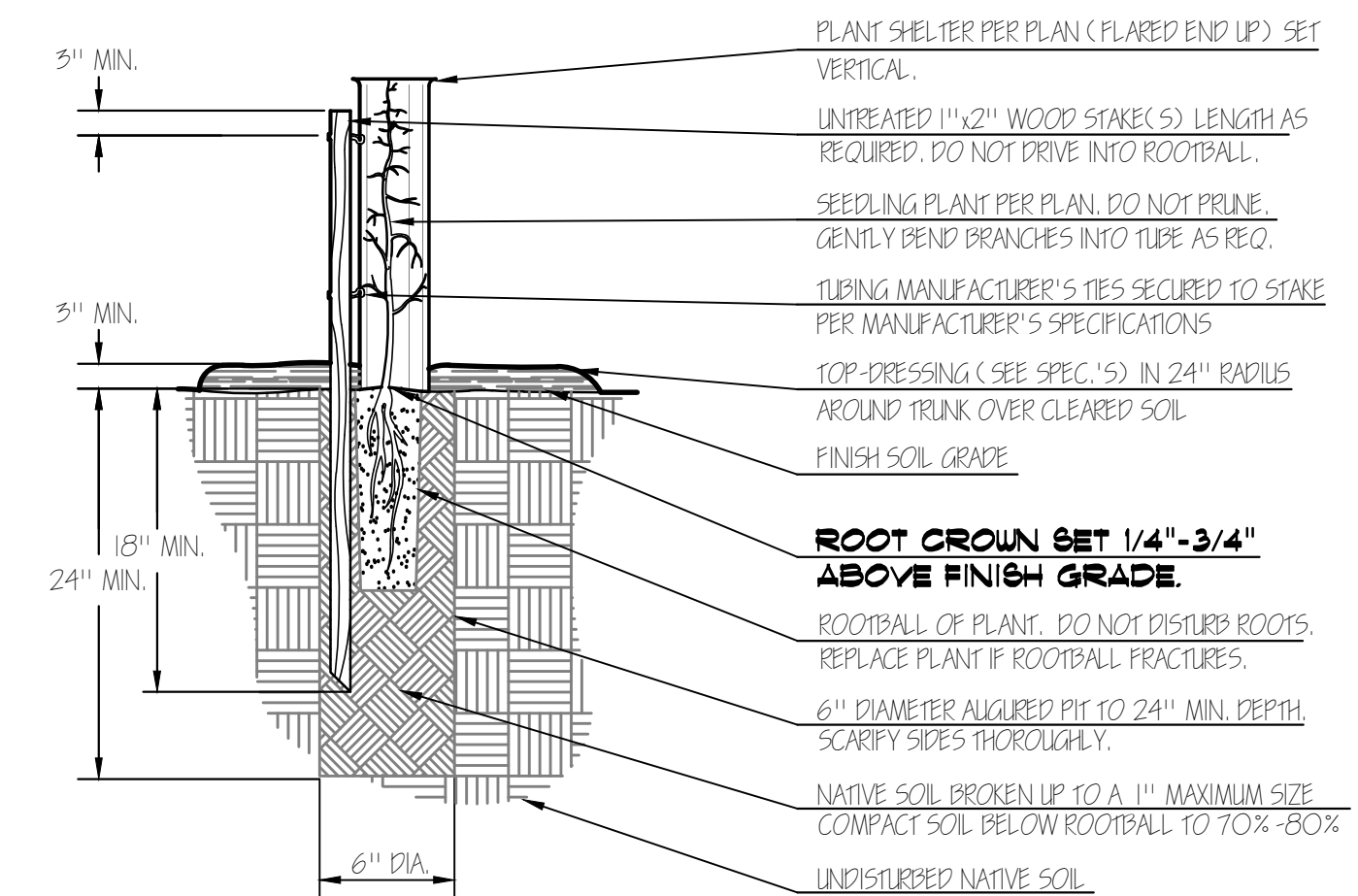
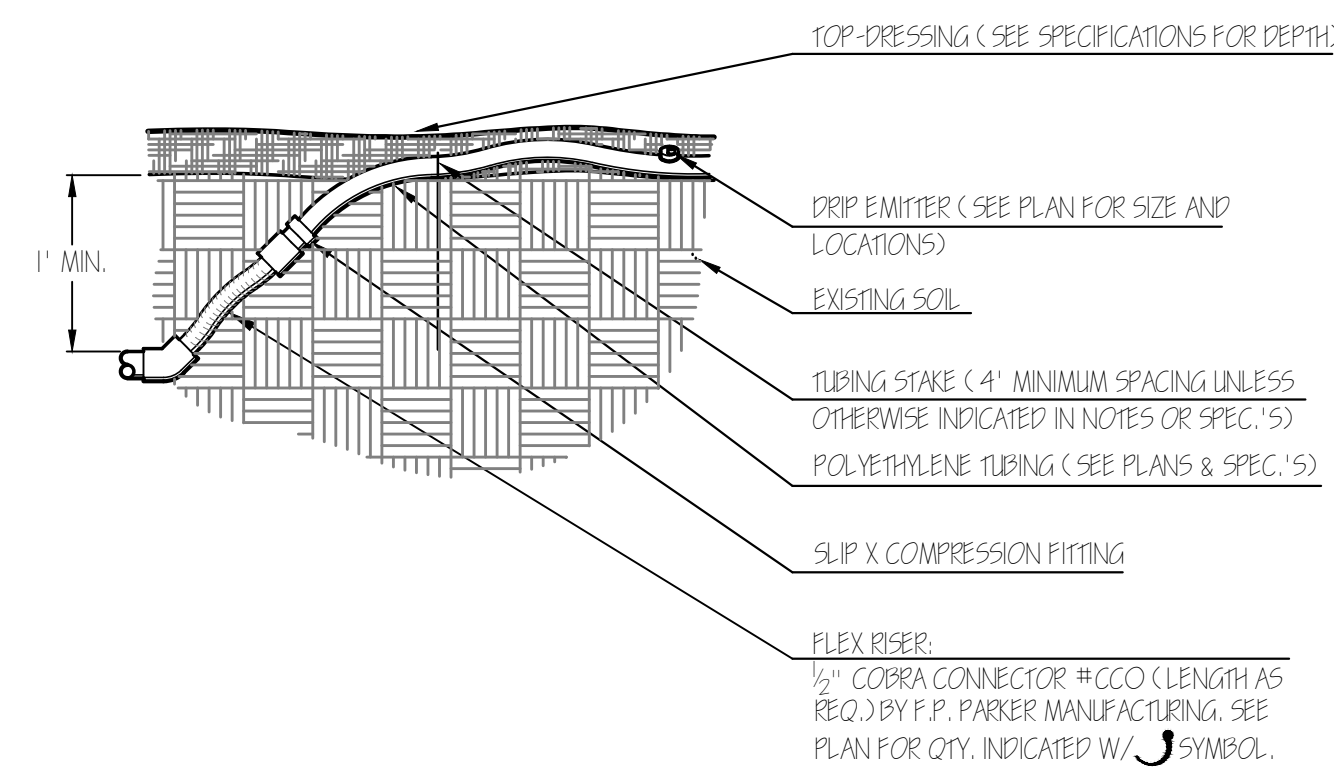
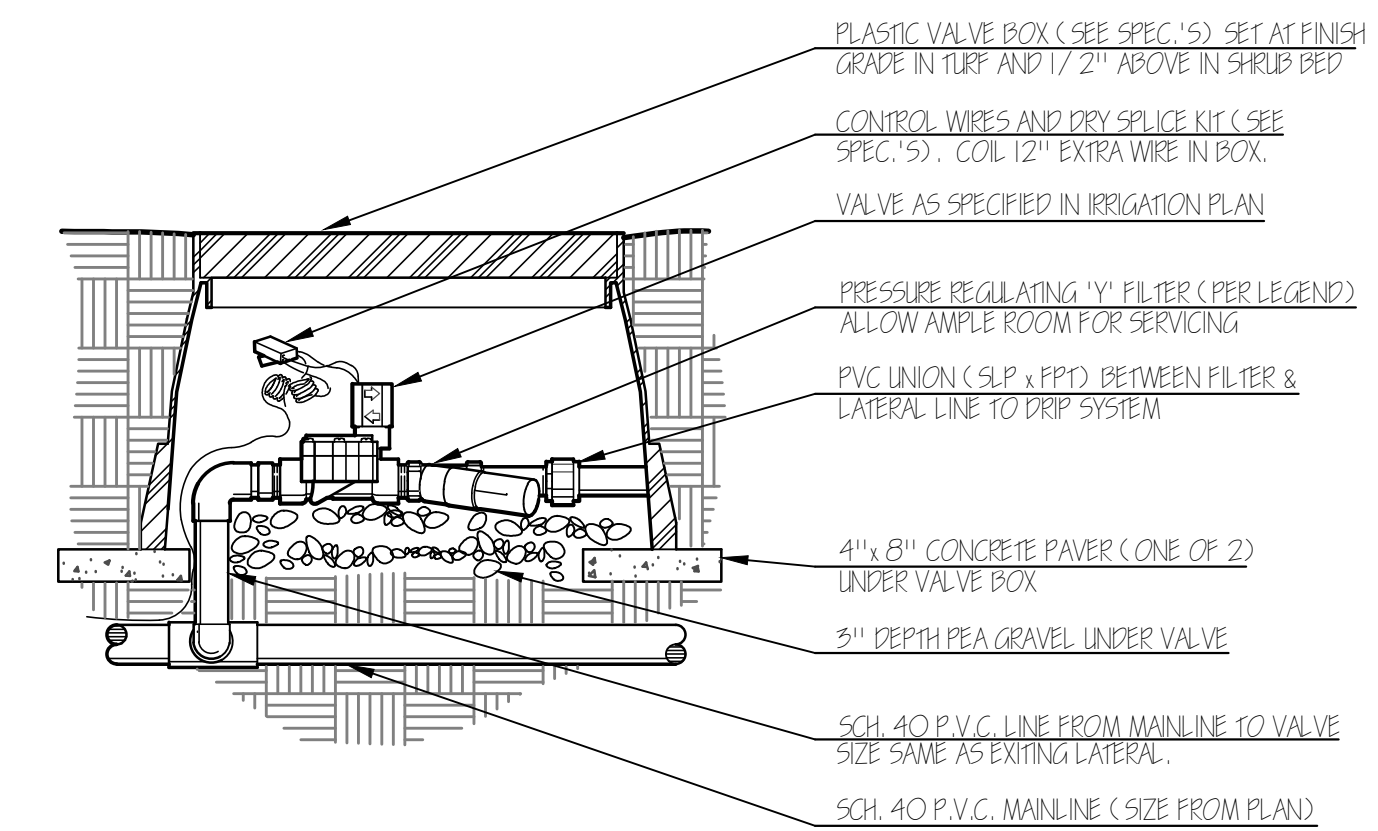
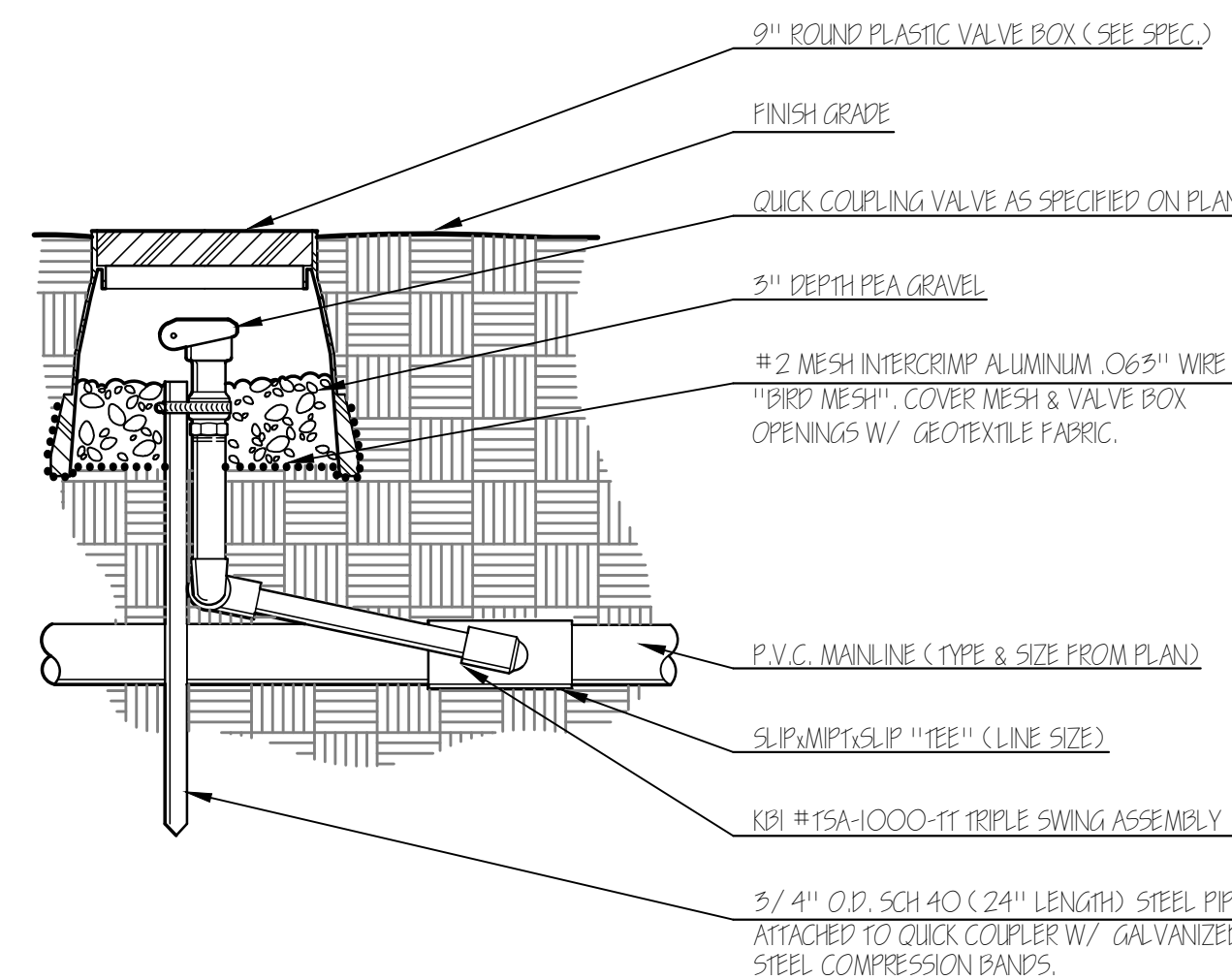
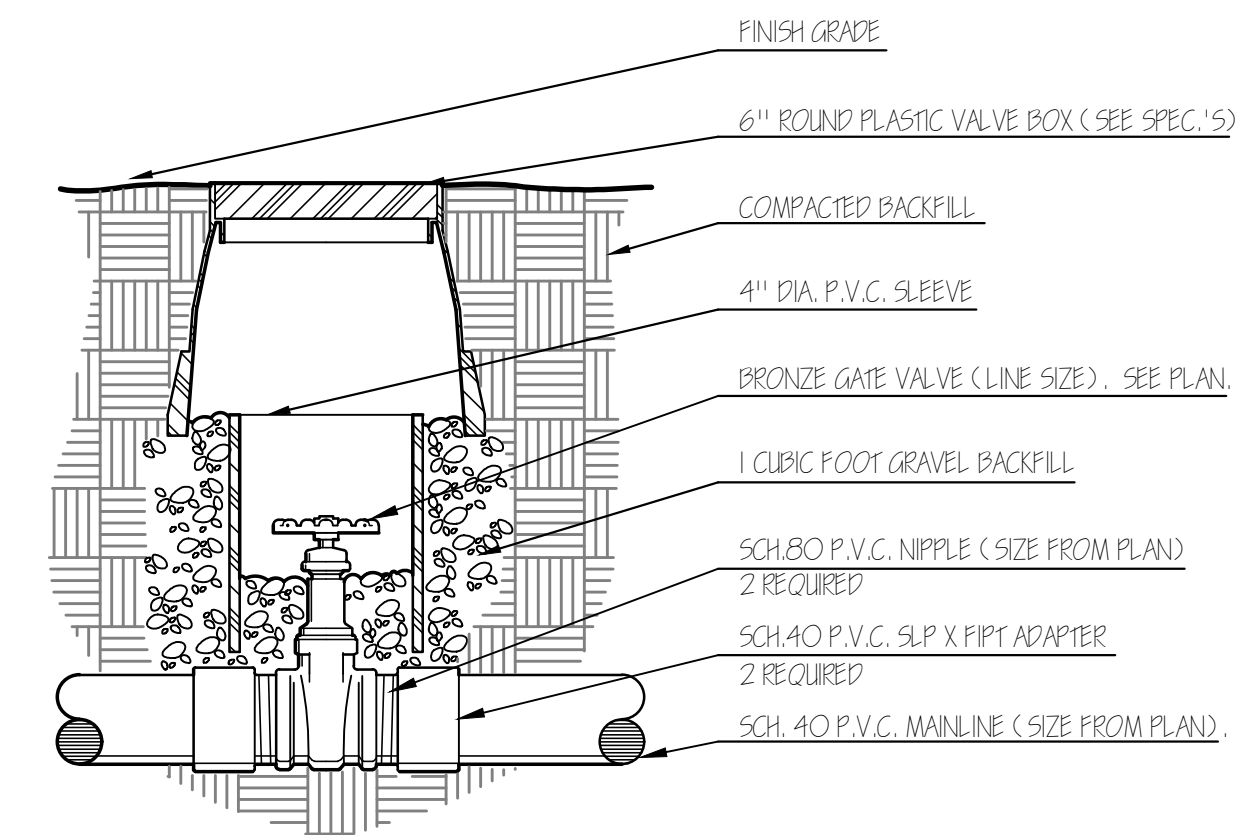
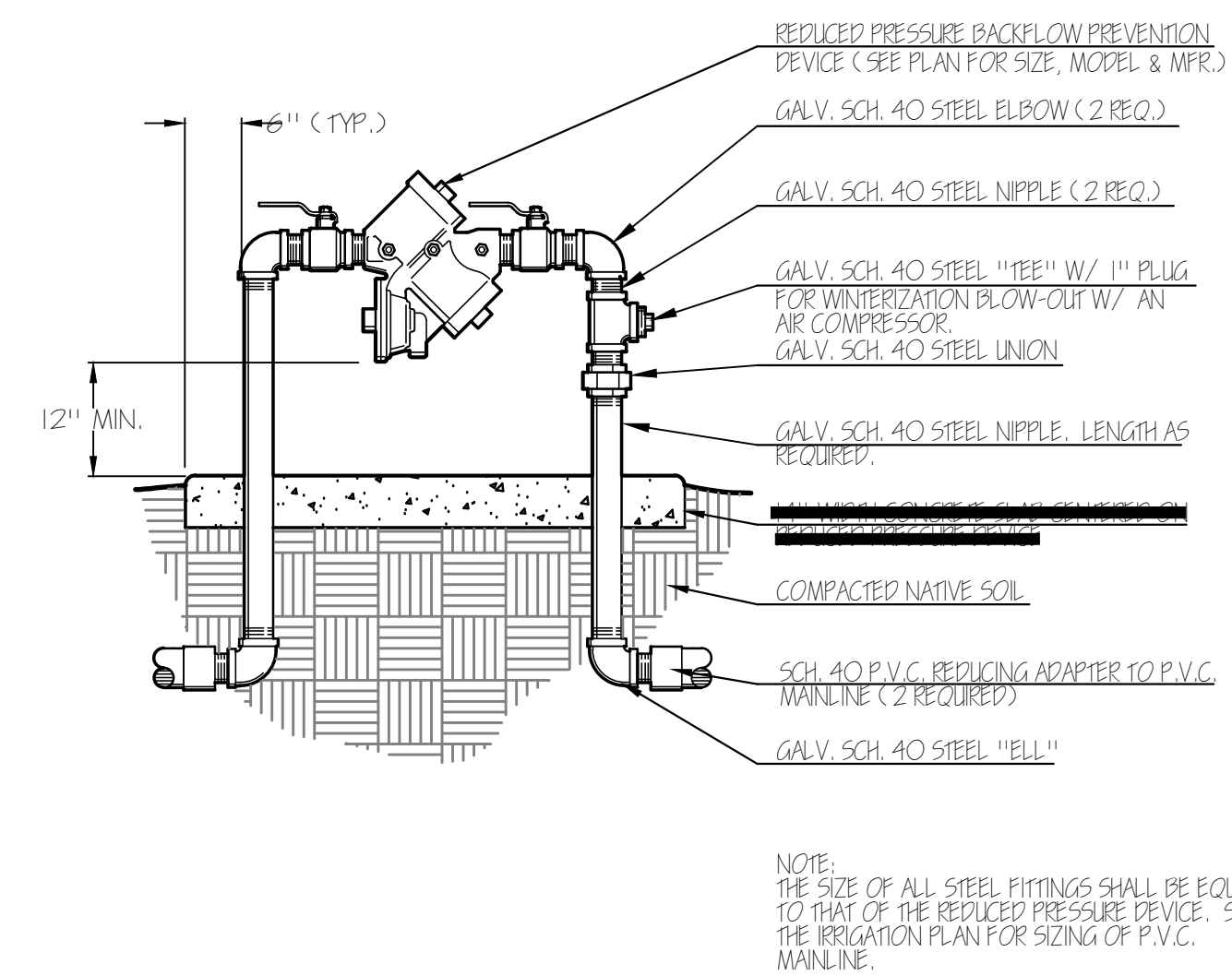
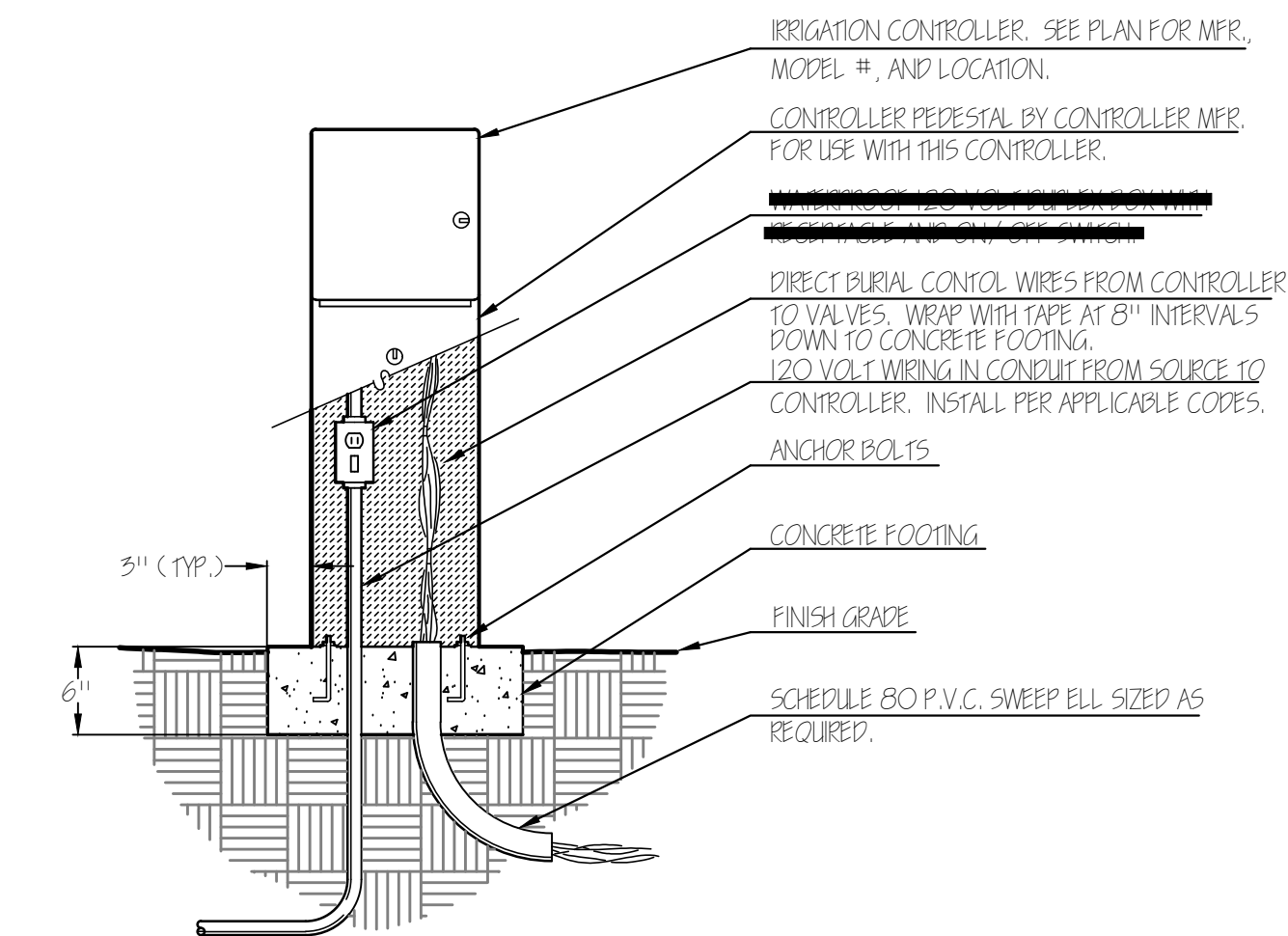
**SITE IRRIGATION PLAN
DRAWING A**



**DETAIL IRRIGATION PLAN
DRAWING B**



**PLANTING PLAN
DRAWING C**



This Document shall not be used for
construction unless it has been
stamped and signed above by the
Landscape Architect

Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

SONORA
EAST
#SC60189A

19579 CORDELIA AVENUE
COUNTY OF TUOLUMNE
CALIFORNIA

FOR PRECISION SITE DEVELOPMENT

Sheet Title:

LANDSCAPE DETAILS

Revisions:

Num.	Description	Date
------	-------------	------

Date: APRIL 28, 2023

Scale: NOT TO SCALE

Job Number: 43016

Sheet Number: **L2** of 4

Aerial photograph showing the viewpoints for the photosimulations.

JUN 22 2023

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

..T..Mobile..

SC60189A



1



Photosimulation of the view looking southwest from the intersection of N Hess Ave and Mono Way.

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

..T..Mobile..

SC60189A

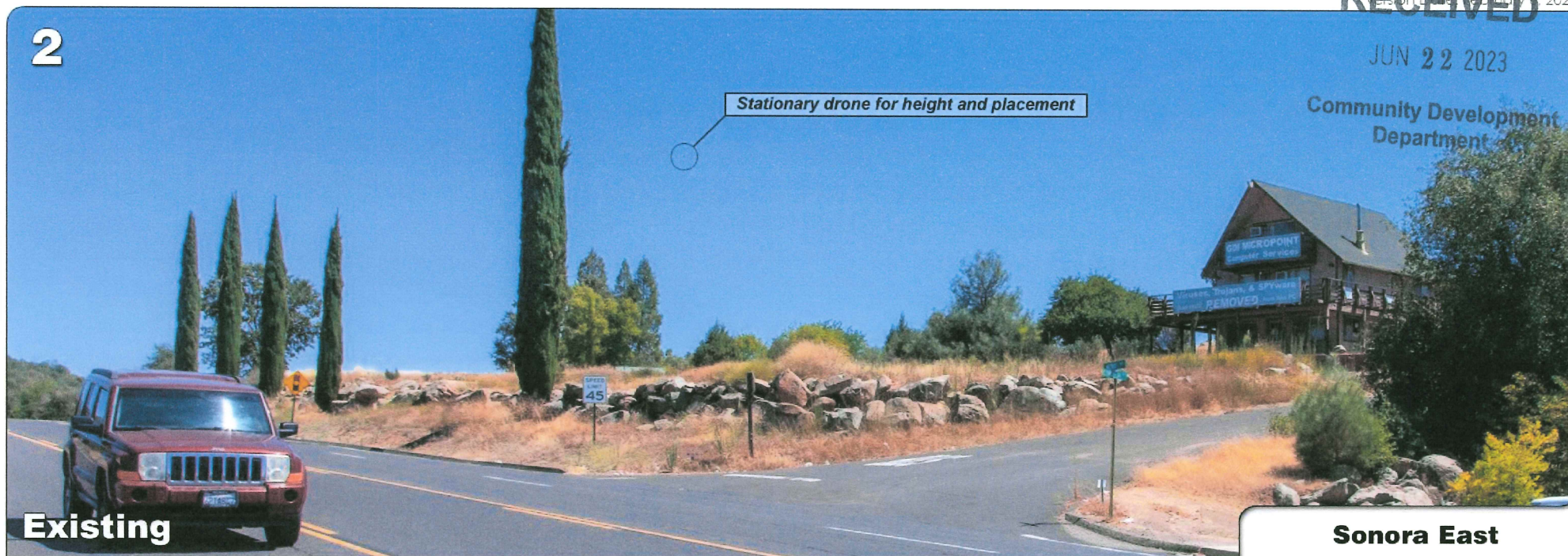


JUN 22 2023

Community Development
Department

2

Stationary drone for height and placement



Existing

Photosimulation of the view looking southeast from Mono Way at Cordelia Ave.

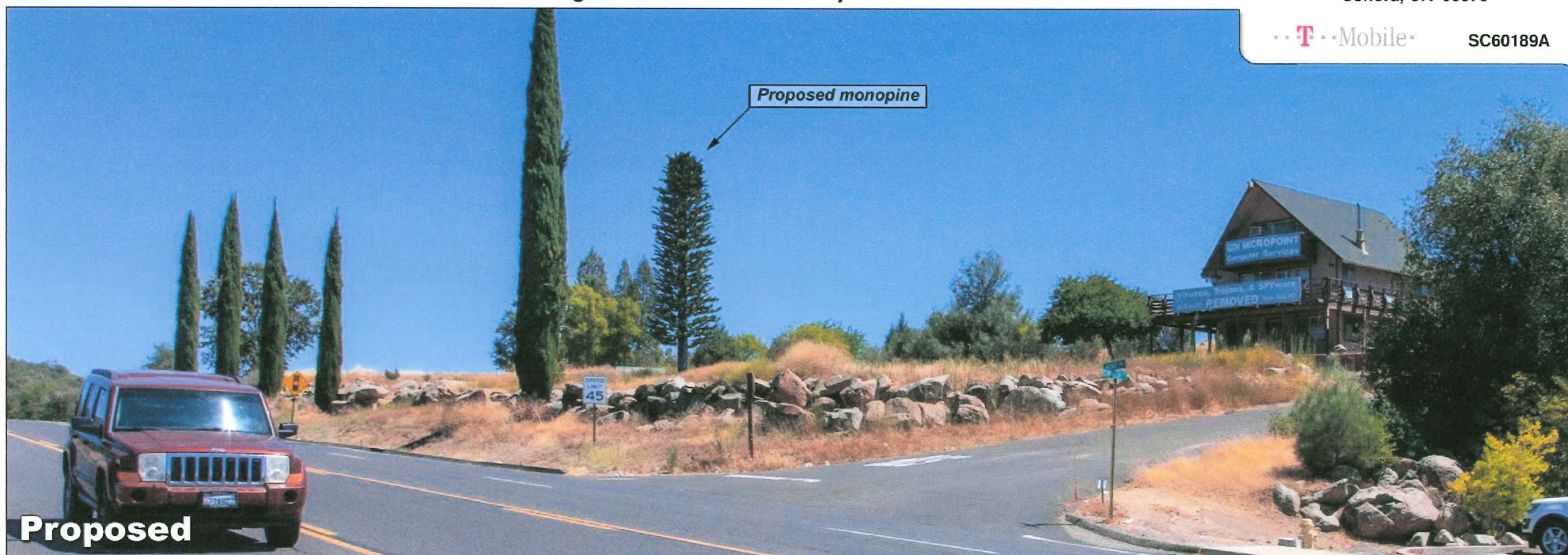
Sonora East

19579 Cordelia Ave
Sonora, CA 95370

••T••Mobile•

SC60189A

Proposed monopine



Proposed

3



Existing

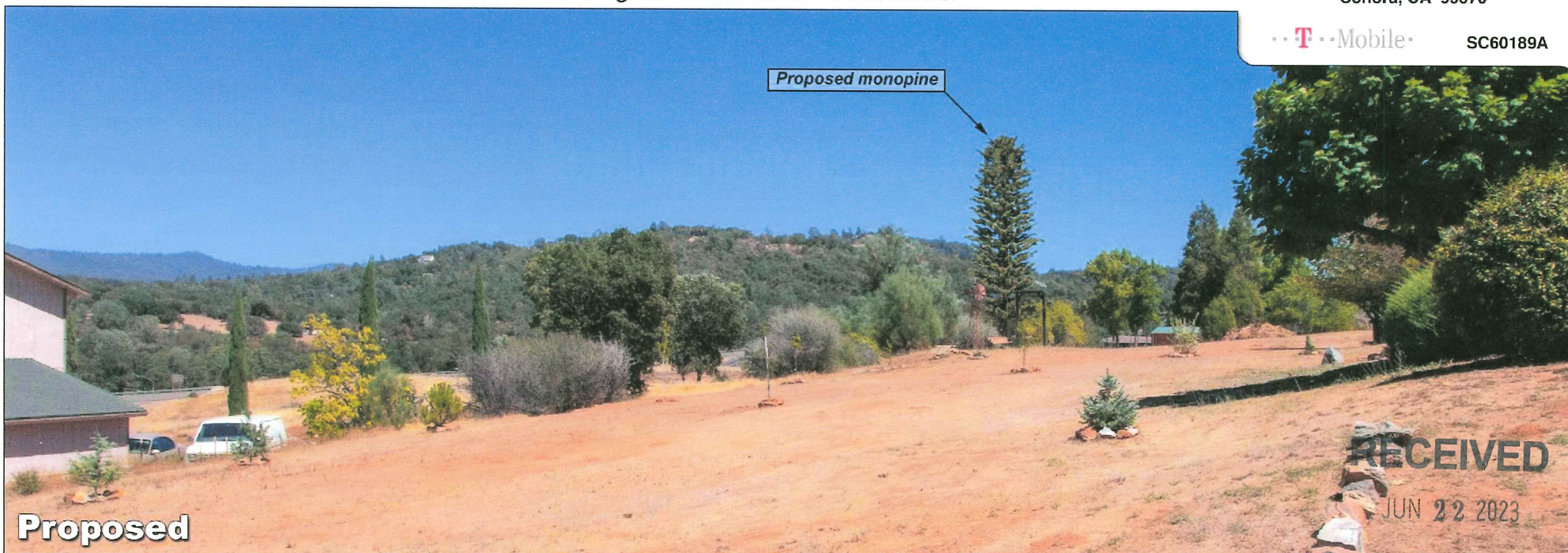
Photosimulation of the view looking east-northeast from Cordelia Ave.

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

..T..Mobile..

SC60189A



Proposed

RECEIVED

JUN 22 2023

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Department

4



Existing

Photosimulation of the view looking east along Hwy 108 representing the view for eastbound motorists.

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

..T..Mobile..

SC60189A

Proposed monopine



Proposed

HIN-2-2-2023

Community Development
Department

5



Existing

Photosimulation of the view looking south from the nearest point along Hwy 108 overlooking the eastbound offramp to Hess Ave.

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

..T..Mobile..

SC60189A



Proposed

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Department

6



Existing

Sonora East

19579 Cordelia Ave
Sonora, CA 95370

Photosimulation of the view looking southwest from Hwy 108, representing the view for westbound traffic.

..T..Mobile..

SC60189A



Proposed monopine

Proposed

RECEIVED

JUN 22 2023

Community Development
Department



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP.
ALUC Secretary

UNAPPROVED

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
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**TUOLUMNE COUNTY
AIRPORT LAND USE COMMISSION
MEETING MINUTES
48 YANEY AVENUE, 4TH FLOOR CONFERENCE ROOM
June 13, 2024
6:00 p.m.**

PRESENT: Chair Mark Bautista; Vice Chair Leon Liebster; Commissioners Mark Banks; Edwin Sunday; Mark Plummer; Scott Rexwinkle

ABSENT: Commissioners Mark Banks and Scott Rexwinkle

STAFF: Quincy Yaley, ALUC Secretary, Cheydi Gonzales, Planner II, Clark Sintek, Planner II

1. CALL TO ORDER

Chair Mark Bautista called the meeting of June 13, 2024, to order at 6:02 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: Absent
Commissioner Plummer: Present

Chair Bautista indicated that there was a quorum.

2. MINUTES

Consideration of Minutes of the ALUC Meeting of May 9, 2024.

MOTION: To approve the Meeting Minutes of May 9, 2024, meeting.

RESULT: **Approved**

MOVED: Commissioner Liebster

SECONDED: Commissioner Sunday

AYES: Unanimous

ABSENT: Commissioners Rexwinkle and Banks

3. PUBLIC COMMENT

Chair Bautista opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the printed Agenda. He indicated that there would be a three-minute time limit of public comment. Seeing no one, he closed the public comment period.

4. PUBLIC HEARING

None

5. OLD BUSINESS

Review of the draft Airport Land Use Compatibility Plan.

Quincy Yaley, Development Director, gave an update on the Compatibility Plan.

The Commission reviewed the Airport Land Use Compatibility Plan and had a discussion.

6. NEW BUSINESS

1. **Met3 Wireless**, ALUC24-03 for the review of Conditional Use Permit LUNR-23-12 to allow the development a new 100-foot monopine cell tower inside a 50 foot by 50-foot fenced area with a 6 foot high chain-link fence on a 48.74± acre parcel zoned A-20 & O (General Agriculture, Twenty Acre Minimum & Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 11582 Vicki Lane, approximately 1,700± feet northeast of the intersection of State Highway 120 and White Gulch Road in the community of Groveland. Within a portion of Section 22, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Number 066-160-062.

MOTION: To recommend approval of ALUC24-03 of Conditional Use Permit LUNR-23-12 based on being consistent with the Tuolumne County Airport Land Use Compatibility Plan.

RESULT: Approved

MOVED: Commissioner Liebster

SECONDED: Chair Bautista

AYES: Unanimous

ABSENT: Commissioners Rexwinkle and Banks

2. **Woods Creek**, ALUC24-04 for the review of Conditional Use Permit: LUNR-23-9 to allow the development a new 100' monopine cell tower inside a 62 foot by 25-foot fenced lease area on a 5.6± acre parcel zoned RE-5 (Residential Estate, 5-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 16959 Nelson Road, approximately 1,060± feet northwest of the intersection of State Highway 49 and Nelson Road in the community of Jamestown. Within a portion of Section 21, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-510-005.

MOTION: To recommend approval of ALUC24-04 of Conditional Use Permit LUNR-23-9 based on being consistent with the Tuolumne County Airport Land Use Compatibility Plan

RESULT: Approved

MOVED: Commissioner Liebster

SECONDED: Chair Bautista

AYES: Unanimous

ABSENT: Commissioners Rexwinkle and Banks

3. **Golden Creek**, ALUC24-05 for the review of Conditional Use Permit LUNR-23-10 to allow the development a new 100-foot monopine cell tower inside a 40 foot by 40-foot fenced lease area on a 9.9± acre parcel zoned A-10 (General Agricultural, 10-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 18515 Rawhide Road, approximately 1,183± feet northwest of the intersection of State Highway 108 and Rawhide Road in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-010-048.

MOTION: To recommend approval of ALUC24-05 for Conditional Use Permit LUNR-24-16 based on being consistent with the Tuolumne County Airport Land Use Compatibility Plan
RESULT: Approved
MOVED: Commissioner Liebster
SECONDED: Commissioner Plummer
AYES: Unanimous
ABSENT: Commissioner Rexwinkle

4. **Long Gulch Ranch,**

1. Zone Change RZ20-002 to rezone the 82.2-acre site form Exclusive Agricultural, Thirty-Seven Acre Minimum:Airport Combinng (AE-37:AIR) to Residential Estate, Five-Acre Minimum:Airport Combinng (RE-5:AIR) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
2. Tentative Subdivision Map T20-002 to divide the 82.2-acre parcel into 13 residential lots, ranging in size form 5.0 acres to 10.07 acres.

The project site is located southeast of the intersection of Ferretti Road and Clements Road, in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085. Within Zones B1 and B2 of the Pine Mountain Lake Airport.

Commissioner Rexwinkle joined the meeting at 5:36 p.m.

Cheydi Gonzales, Planner II gave a presentation on the project description.

The Commission discussed the project at length.

MOTION: To recommend approval of Zone Change RZ20-002 and Tentative Subdivision Map TSM20-002 based on being consistent with the Tuolumne County Airport Land Use Compatibility Plan, and subject to the following Conditions.

1. All parcels located within or partially within Compatibility Zone B1 shall be a minimum of ten gross acres in size with the exception of proposed parcel 4,7, and 12, consistent with the density policies of the Airport Land Use Compatibility Plan. All parcels located within Compatibility Zone B2 shall be a minimum of three gross acres, consistent with the density policies of the Compatibility Plan. This shall be verified prior to the approval of the Final Map.

2. The Airport Land Use Commission grants a Variance for Parcels 4, 7 and 12 and require structures to be built outside of the B1 compatibility zone on each parcel.
3. The Airport Land Use Commission grants a Variance for Parcel 5 to exceed density requirements in the B1 Compatibility Zone consistent with findings listed in 2.2.4.3(e) of the Airport Land Use Compatibility Plan.
4. A deed restriction shall be recorded for each parcel to acknowledge the proximity of the Pine Mountain Lake Airport and the requirement to comply with the Tuolumne County Airport Land Use Compatibility Plan. The restrictions shall include information that parcels with higher elevations may have height limits imposed on future structures. This would trigger additional review by the ALUC.
5. All building permits within Compatibility Zone B1 will be subject to review by the Tuolumne County Airport Land Use Commission prior to issuance of a Building Permit. Noise attenuation measures will be required for construction of single-family dwellings within parcels 4,5,6,7,12, and 13. This information shall be included within the deed restriction or on the Final Map.

RESULT: Approved
MOVED: Commissioner Liebster
SECONDED: Commissioner Plummer
AYES: Unanimous
ABSENT: Commissioner Banks

7. COMMISSION BUSINESS

None

8. COMMISSIONER/STAFF REPORTS

9. ADJOURNMENT

Chair Bautista adjourned the meeting at 6:19 p.m.

APPROVED:

Quincy Yaley, AICP
Community Development Department
Director

QY: tv

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