



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

SPECIAL AIRPORT LAND USE COMMISSION

A.N. FRANCISCO BUILDING

48 YANEY AVENUE, 4th Floor Conference Room

June 10, 2026

5:30 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. PUBLIC COMMENT

Members of the public may speak on any item, not on the printed agenda. The Commission may take no action.

3. OLD BUSINESS

None

4. NEW BUSINESS

- 1. MARLOWE**, Building Permit BP-26-83 to allow construction of a new 676 square-foot barn/shed structure measuring approximately 25 feet by 26 feet with a maximum height of 17 feet, 2 inches on a 0.52± acre parcel zoned RE-3:AIR (Residential Estate, Three Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC). The existing garage on the site is proposed for removal as part of the project.

10656 Horseshoe Bend Road, Sonora, California, within Crestview Estates, Lot 6. Assessor's Parcel Number 033-290-028. Located within Compatibility Zones A and B1 of the Columbia Airport Land Use Compatibility Plan.

- 2. PEEBLES**, Building Permit BP-26-141 to allow construction of a new 2,000-square-foot replacement metal aircraft hangar on a 0.71± acre parcel, zoned RE-1:MX:AIR (Residential Estate, One Acre Minimum: Mobilehome Foundation Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Unit 12 within Airport Estates, Pine Mountain Lake, located at 21231 Jimmersall Lane, Groveland. A portion of Section 13, Township 1 South, Range 15 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Numbers 093-240-015. In Airport Land Use Compatibility Zone B1 of the Pine Mountain Lake Airport.

- 3. MERRILL/BROUGHAM**, ALUC-25-3 for the review of Conditional Use Permit LUNR-26-7 to construct an 85-foot unmanned wireless facility within a 27.5 foot by 58-foot fenced (6' chain-link) lease area, with an adjacent 50" X 52" concrete pad for a PG&E transformer in a 15' X 10' lease area, and associated access and conduits and

infrastructure on a 20.26± acre parcel zoned A-20:MX:AIR (General Agricultural, twenty-acre minimum, Mobile Home Foundation Combining, Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project is located at 23633 Brewster Drive, Columbia, CA within a portion of Section 2, Township 2 North, Range 14 East, Mountain Diablo Baseline and Meridian. The site is situated within Supervisorial Districts 2 and 5. APN: 032-560-018.

5. COMMISSION BUSINESS

None

6. COMMISSIONER/STAFF REPORTS

7. 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\2026\Agenda's\6-10-26 Special ALUC Agenda.doc



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Roger Root
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: May 20, 2026

SURFACE/MINERAL
RIGHTS OWNERS: Michael Douglas Marlowe

APPLICANT: Josh Moore

PROJECT
NUMBER: BP-26-83

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit BP-26-83 to allow construction of a new 676 square-foot barn/shed structure measuring approximately 25 feet by 26 feet with a maximum height of 17 feet, 2 inches on a 0.52± acre parcel zoned RE-3:AIR (Residential Estate, Three Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC). The existing garage on the site is proposed for removal as part of the project.

LOCATION: 10656 Horseshoe Bend Road, Sonora, California, within Crestview Estates, Lot 6. Assessor's Parcel Number 033-290-028. Located within Compatibility Zones A and B1 of the Columbia Airport Land Use Compatibility Plan.

ALUC Plan Review

1. Pursuant to Policy 2.1.4(b) of the Tuolumne County Airport Land Use Compatibility Plan (ALUCP 2025), ministerial permits within Compatibility Zone B1 shall be referred to the Airport Land Use Commission for review.
2. Pursuant to Policy 2.2.4.1 and Table 2A of the Airport Land Use Compatibility Plan, the proposed accessory structure is compatible with surrounding residential development and airport operations within Compatibility Zones A and B1. The project would not create glare, smoke, electrical interference, bird attractants, or other hazards to flight operations.
3. The project site is not located within a Critical Height Zone or Height Caution Zone associated with Columbia Airport. The proposed structure would remain below applicable FAA airspace protection limitations and would not penetrate navigable airspace or obstruct aircraft operations.
4. The subject parcel is zoned RE-3:AIR and is subject to the Airport Combining (:AIR) district regulations contained in Chapters 17.20 and 18.24 of the Tuolumne County Ordinance Code. The project is consistent with the Airport Land Use Compatibility Plan, applicable Airport Combining district standards, and FAA height limitations.

Federal Aviation Regulations

5. If applicable 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 a civil penalty under Section 902 of the Federal Aviation Act of 1958, as amended, and pursuant to 49 U.S.C. Section 46301(a). This requirement will be satisfied through a condition to the building permit as identified in C #3 of the Secretary's Certification.

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, except for 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 online at: <http://forms.faa.gov/forms/faa7460-1>.

EXHIBIT A: SITE MAP

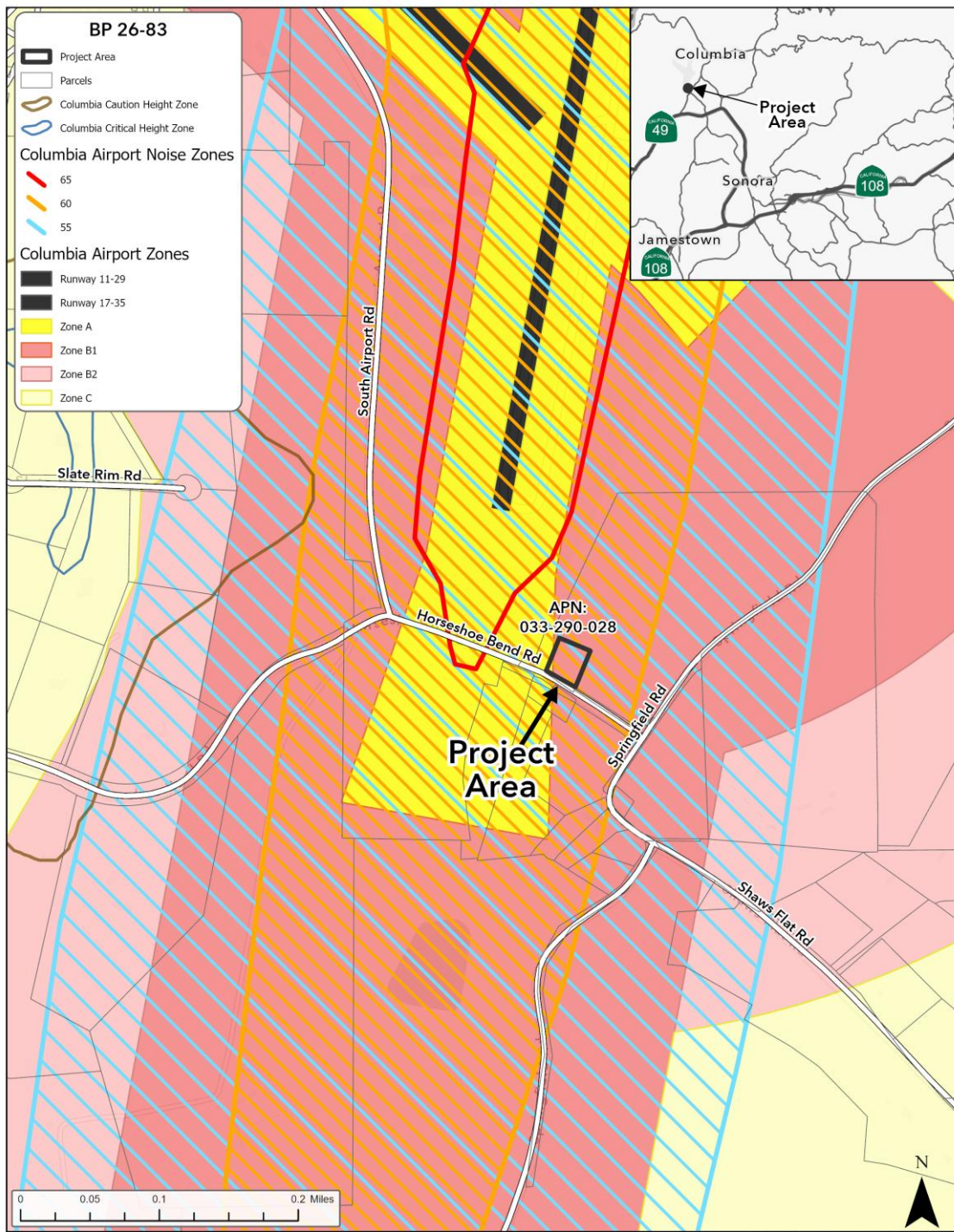


EXHIBIT B: SITE PLAN

A SITE PLAN FOR:
MIKE MARLOWE
10656 HORSESHOE BEND RD.
SONORA, CA 95370

OWNER INFORMATION

OWNER:	MIKE MARLOWE
MAILING ADDRESS:	10556 HORSESHOE BEND ROAD SONORA, CA. 95370
PHONE:	209-454-7410

SITE INFORMATION

ADDRESS:	10616 HORSESHOE BAND ROAD, SONORA, CA. 95170
A.P.N.:	033-290-028
M.O.R.:	R/S 30-43
LOT SIZE:	±0.52 ACRES
SEWER:	PRIVATE SEPTIC
WATER:	PRIVATE WELL
GENERAL PLAN:	HR
ZONING:	RE-3-AIR
LOT ELEVATION:	±2060'

NOTES

- [illegible]

LOCATION OF SEWAGE DISPOSAL SYSTEM				
MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM	BUILDING SEWER	SEPTIC TANK	DISPOSAL FIELD	
BUILDING OR STRUCTURES	5'	5'	5'	5'
PROPERTY LINE ADJOINING PRIVATE PROPERTY	CLEAR	5'	5'	5'
PROPERTY WATER WELLS	50'	50'	100'	100'
LAKES OR RESERVOIRS WHERE USE IS, OR MAY BE INTENDED AS A DOMESTIC WATER SOURCE	50'	50'	100'	100'
DISPOSAL FIELD				
DOMESTIC WATER LINE	1'	5'	10'	10'
DISTRIBUTION BOX				
DRIVEWAY OR PARKING AREA		CLEAR	CLEAR	CLEAR
CUTBANK OR FILLBACK WHEN FACILITY ABOVE BANK	10'	10'	10'	4 X HEIGHT
DOMESTIC WATER SUPPLY CANAL ABOVE	10'	10'	50'	50'
DOMESTIC WATER SUPPLY CANAL BELOW	10'	10'	10'	20'

PROJECT SCOPE

CONSTRUCT GARAGE

GRADING

LESS THAN 5 CUBIC YARDS FOR FOOTINGS

LEGEND

- (R) - RECORD LOCATION OF 1" DRILL, STEEL TAGGED L.S. 2454 PER 13 PB 43 & 22 R/98
 (R) - RECORD LOCATION OF 3/4" REBAR TAGGED TUOLUMNE COUNTY SURVEYOR L.S. 4377
 PER 30 R/S 63
 - CALCULATED POINT, NOTHING FOUND OR SET:
 (R1) - RECORD PER 30 R/S 63
 (C1) - CALCULATED PER 30 R/S 63
 - BUILDING SETBACK LINE (B.S.L.) PER T.C.O.C. CHAPTER 17.22:
 - COMMUNICATION LINE
 - WATER LINE APPROXIMATE LOCATION
 - SANITARY SEWER LINE APPROXIMATE LOCATION
 - POWER LINE
 - SPLIT RAIL FENCE
 - GRAVEL
 - CONCRETE
 - PAVEMENT
 - IRRIGATION CONTROL VALVE
 - TEMPORARY ELEVATION BENCHMARK

VICINITY MAP



SITE PLAN



Land & Structure
SURVEYING | ENGINEERING | DESIGN

106 SOUTH STEWART STREET, SONOMA, CALIFORNIA, 95070 T: 209.532.5173 F: 209.532.5220

REVISIONS:

rev	date	description
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OWNER INFORMATION:
Mike Marlowe
10656 Horseshoe Bend Road
Sonora, CA 95370
Ph: (209) 454-7410

SITE INFORMATION:
033-290-028
10656 Horseshoe Bend Road
Sonora, CA 95370

PROJECT INFORMATION:

A Site Plan for:
Mike Marlowe
10656 Horseshoe Bend Road
Sonora, CA 95370
Ph: 209 454 7410

SURVEYOR OF RECORD:



These drawings and specifications are the property of the surveyor and shall not be used on any other work except by agreement with the surveyor. Written dimensions shall take preference over scaled dimensions and shall be verified on-site. Any discrepancy shall be brought to the notice of the surveyor prior to commencement of any work.

ISSUE DATE: 02/16/2026

DRAWN BY: MBG

CHECKED BY: RHJ

SCALE: 1" = 1'

DRAWING: *Site Plan*

PROJECT NO: 25-10.16

SHEET: 1	OF: 1
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EXHIBIT C: ELEVATION

[illegible]



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Roger Root
ALUC Secretary

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Sonora, CA 95370
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www.tuolumnecounty.ca.gov

SECRETARY'S EVALUATION

DATE: May 11, 2026

SURFACE/MINERAL
RIGHTS OWNERS: Norman Peebles

APPLICANT: Benjamin Nelson

PROJECT
NUMBER: BP-26-141

PROJECT AND LOCATION

PROJECT
DESCRIPTION: Building Permit BP-26-141 to allow construction of a new 2,000-square-foot replacement metal aircraft hangar on a 0.71± acre parcel, zoned RE-1:MX:AIR (Residential Estate, One Acre Minimum: Mobilehome Foundation Combining: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: Unit 12 within Airport Estates, Pine Mountain Lake, located at 21231 Jimmersall Lane, Groveland. A portion of Section 13, Township 1 South, Range 15 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Numbers 093-240-015. In Airport Land Use Compatibility Zone B1 of the Pine Mountain Lake Airport.

ALUC Plan Review

1. An application was submitted requesting approval for the construction of a replacement 2,000-square-foot metal aircraft hangar on a 0.71± acre parcel located within the Pine Mountain Lake Airport Estates neighborhood at 21231 Jimmersall Lane, Groveland (APN 093-240-015). The parcel is currently developed with an existing residence and aviation-related improvements. The proposed hangar is intended for aircraft storage and associated aviation uses.
2. Since the hangar is to be located within Zone B1, ministerial permits, such as a building permit, must be sent to the ALUC (Policy 2.1.4.2(b), ALUCP 2025).
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, ALUCP 2025)
4. Pursuant to Policy 2.2.4.1 and Table 2A of the Airport Land Use Compatibility Plan (ALUCP), the proposed hangar is an aviation-related accessory structure within

PEEBLES

Compatibility Zone B1 and is consistent with applicable compatibility criteria and surrounding airport residential development patterns.

5. Pursuant to Policy 2.4.4.1 of the Airport Land Use Compatibility Plan, the proposed project would not create glare, smoke, electrical interference, bird attractants, or other hazards to flight operations.
6. The project site is located within Compatibility Zone B1 and the Height Caution Zone associated with Pine Mountain Lake Airport. The proposed one-story metal hangar would have a maximum height of approximately 24 feet, 3 inches above grade. An airspace review was conducted to evaluate compliance with FAR Part 77 imaginary surfaces. The proposed structure would remain approximately 162 feet, 9 inches below the FAR Part 77 horizontal surface elevation and would not penetrate navigable airspace or obstruct aircraft operations. See Exhibit D for the airspace analysis.
7. The project site is located within the 60 dB CNEL noise contour for Pine Mountain Lake Airport. The proposed aviation-related accessory structure is compatible with existing airport residential uses and anticipated airport operations within the Airport Estates area.

Ordinance Code Review

8. The subject parcel is zoned RE-1:MX:AIR and is subject to the Airport Combining (:AIR) district regulations contained in Chapters 17.20 and 18.24 of the Tuolumne County Ordinance Code. Building Permit BP-26-141 has been referred to the Airport Land Use Commission for review consistent with applicable ordinance requirements. The proposed project is consistent with FAA height limitations, the Airport Land Use Compatibility Plan, and applicable Airport Combining district standards, and would not result in hazards to flight.
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 therefore consistent with the Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. 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 a civil penalty under Section 902 of the Federal Aviation Act of 1958, as amended, and pursuant to 49 U.S.C. Section 46301(a). This requirement will be satisfied through a condition to the building permit as identified in C #3 of the Secretary's Certification.

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, except for 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 online at: <http://forms.faa.gov/forms/faa7460-1>.

EXHIBIT A: SITE MAP

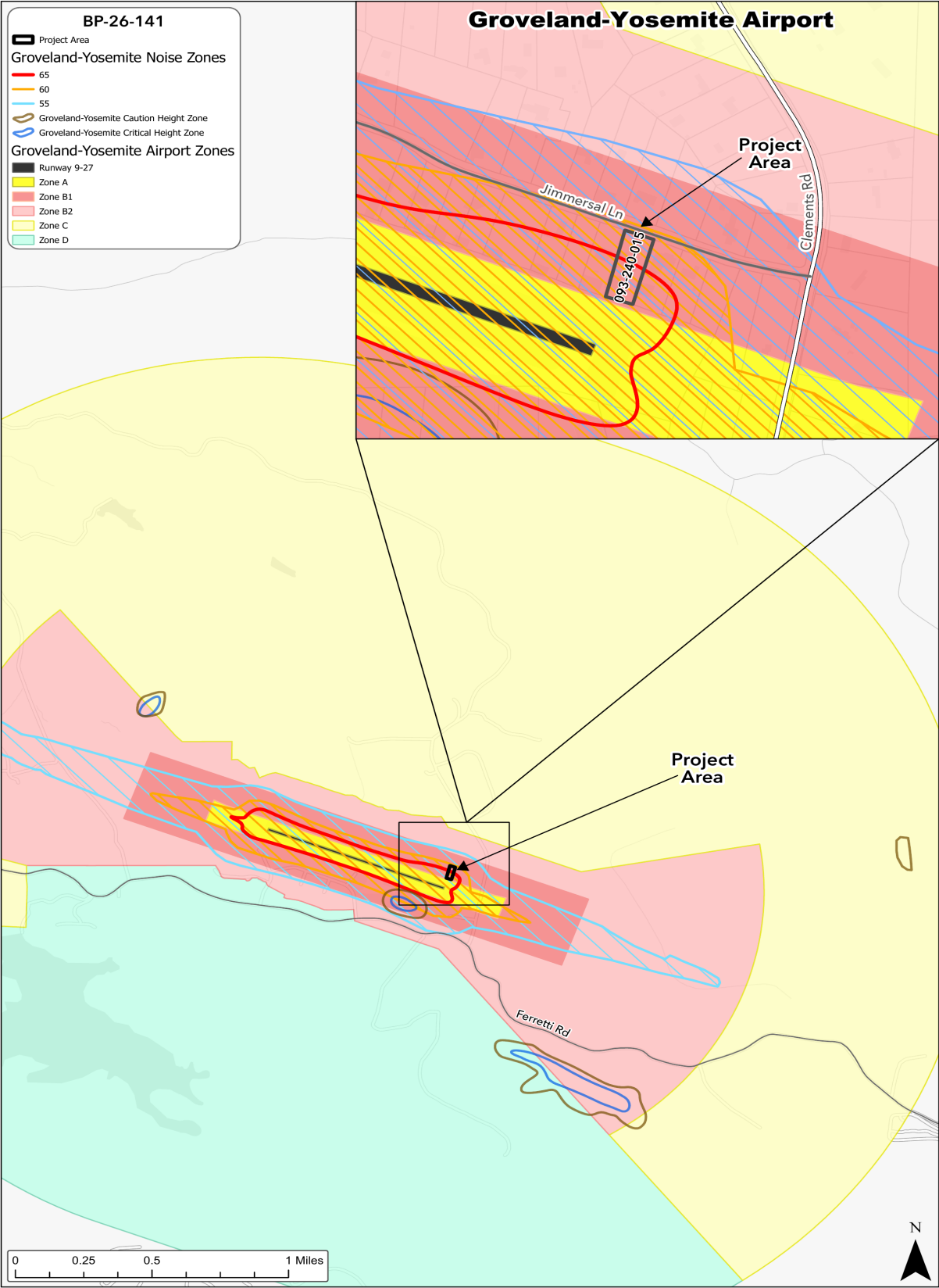
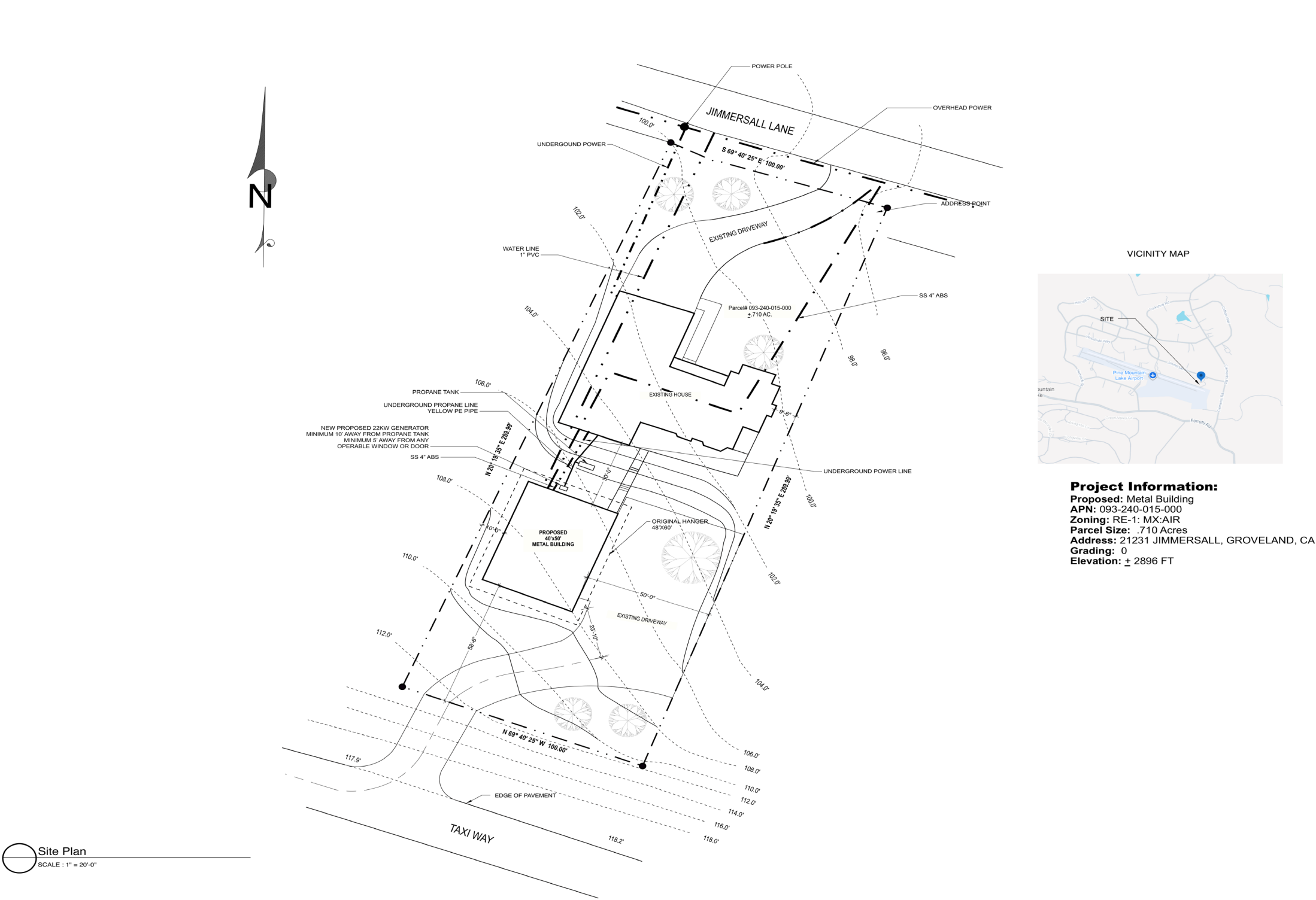


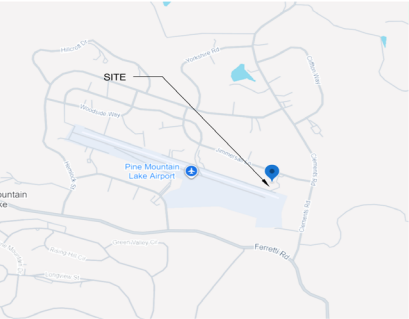
EXHIBIT B: SITE PLAN



PO Box 3188
Sonora, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com



VICINITY MAP



Peebles Metal Building

Peebles
21231 Jimmersall
Groveland, CA 95321

Document Date:
APRIL 1, 2026

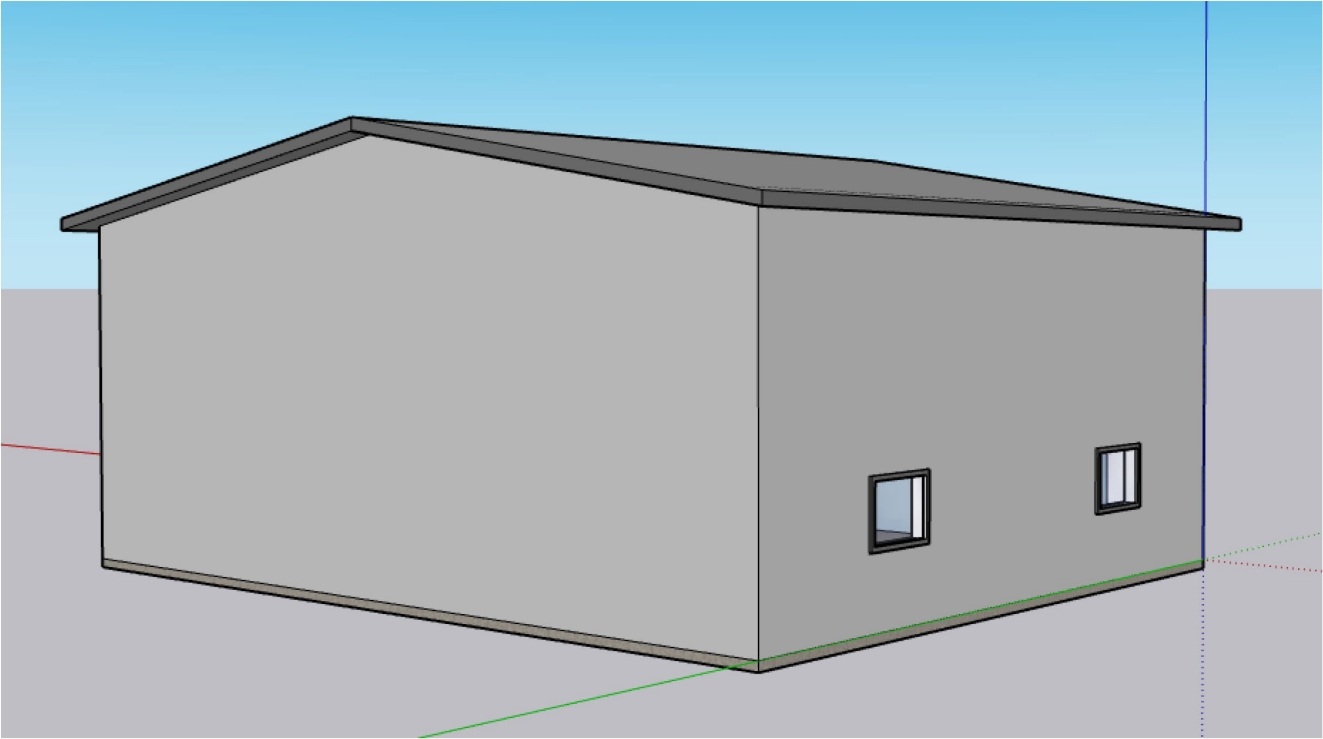
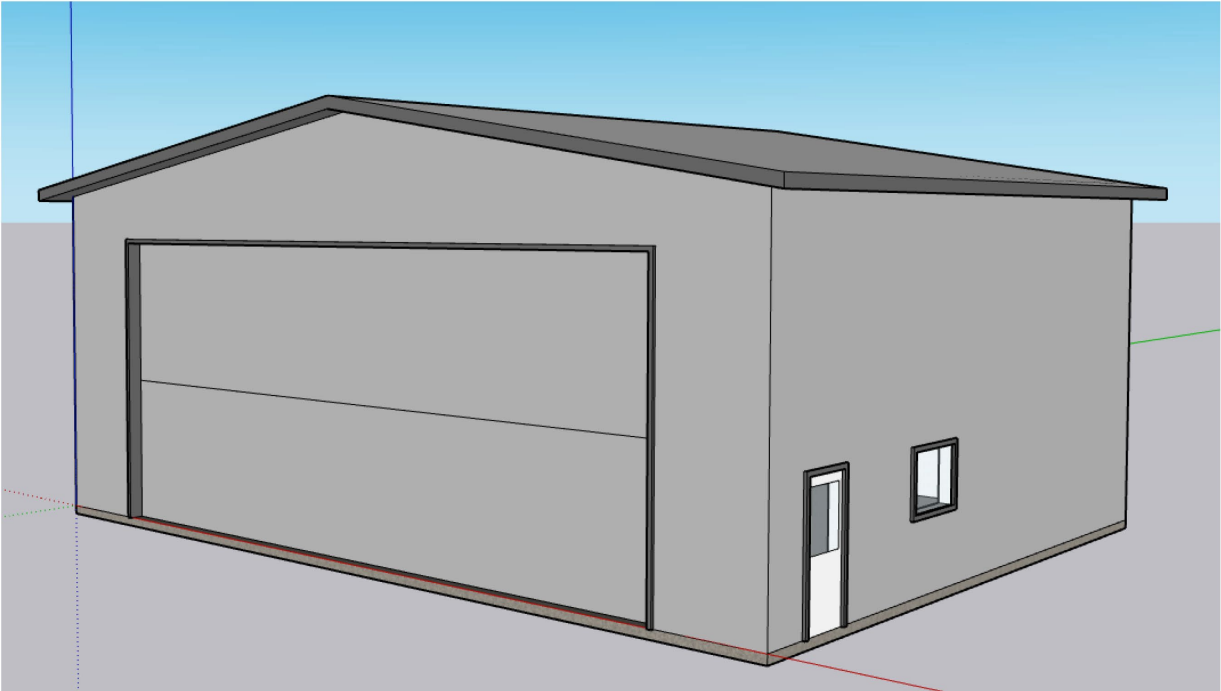
Document Phase:
Permit Drawings

rev.	date	remark
1	-	-

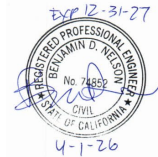
SITE PLAN

C1.0

EXHIBIT C: HANGAR IMAGE



PO Box 3188
Sonora, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com



Peeboles Metal Building

Peebles
21231 Jimmerrall
Groveland, CA 95321

Peebles

Document Date:
APRIL 1, 2026

Document Phase:
Permit Drawings

rev.	date	remark
1	-	-

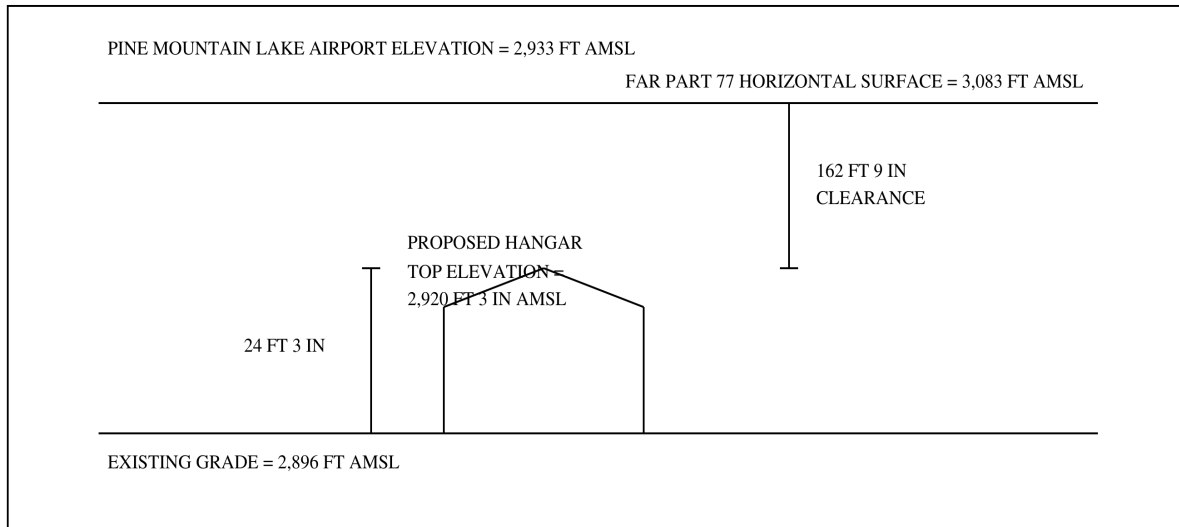
RENDERINGS

A1.0

EXHIBIT D: FAR77 AIRSPACE ANALYSIS

EXHIBIT D

PINE MOUNTAIN LAKE AIRPORT – FAR PART 77 AIRSPACE ANALYSIS



NOTES
1. Proposed structure consists of an approximately 40-foot by 50-foot metal aircraft hangar.
2. Proposed maximum structure height is approximately 24 feet, 3 inches above existing grade.
3. FAR Part 77 horizontal surface elevation is established at 150 feet above airport elevation.
4. Proposed structure would remain below applicable FAR Part 77 imaginary airspace surfaces.
5. Proposed project would not result in an obstruction to navigable airspace.



AIRPORT LAND USE COMMISSION

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SECRETARY'S EVALUATION

DATE: June 4, 2026

SURFACE/MINERAL
RIGHTS OWNERS: Peter Merrill and Donna Lee Brougham

APPLICANT: Assurance Development for T-Mobile

PROJECT
NUMBER: ALUC-26-3 Conditional Use Permit LUNR-26-7

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC-25-3 for the review of Conditional Use Permit LUNR-26-7 to construct an 85-foot unmanned wireless facility within a 27.5-foot by 58-foot fenced (6' chain-link) lease area, with an adjacent 50' X 52' concrete pad for a PG&E transformer in a 15' X 10' lease area, and associated access and conduits and infrastructure on a 20.26± acre parcel zoned A-20:MX:AIR (General Agricultural, twenty-acre minimum, Mobile Home Foundation Combining, Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project is located at 23633 Brewster Drive, Columbia, CA within a portion of Section 2, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial Districts 2 and 5. APN: 032-560-018.

The proposed monopine tower is 85 feet tall. The tower will be placed on a concrete pad, which will be level with grade. Ground level at the base of the proposed tower is 2,480± feet above mean sea level, for a total elevation of 2,565± feet above mean sea level.

ALUC Plan Review

1. The project site is within the Columbia Airport influence area. The proposed 85' tower is located within the following Columbia Airport zones:

Critical Height Zone Overlay (CHZ) – Height restrictions potentially to ground level required on all objects not shadowed by nearby objects of equal or greater elevation. Per Compatibility Plan definitions (3.1.6), this zone is designed to ensure objects on high terrain or near runway ends of each airport do not pose a hazard to flight including ridge lines, other high points, and terrain within 50 feet in elevation of these locations. The 50-foot height is intended to represent the tallest likely height of an antenna on top of a building or the typical height of a tall tree. Management of existing and new vegetation by property owners in the zone is critical to protecting the safety of aircraft operations in the areas.

Height Caution Zone Overlay (HRZ) – Per Compatibility Plan definitions (3.1.7), this zone surrounds areas of high terrain included in the CHZ. The concept used in defining the zone is that objects less than 50 feet in height will be shadowed by objects on nearby higher terrain and thus will not constitute hazards to flight even if they are above an airspace surface defined by Federal Aviation Regulations (FAR) Part 77. Such objects exclude trees or other vegetation that can easily be removed from the site subsequent to development.

Compatibility Zone D (Other Airport Environs) - For the Columbia Airport, Zone D is intended to establish buyer awareness measures and encompass rising terrain to the northeast. Per Compatibility Plan definitions (3.1.5), Zone D includes other areas within the airport vicinity which are overflowed less frequently or at a higher altitude by aircraft arriving and departing the airport. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

In addition, the portions of the project site outside the proposed tower location are located in:

Compatibility Zone B2 – The proposed tower is outside this zone which encompasses a tiny portion of the northwest corner of the site. B2 is the Extended Approach/Departure Zone.

Compatibility Zone C – Encompasses the house and located west of the proposed tower. C is the Common traffic pattern.

The tower is proposed to be located 1.12± miles northeast of the Columbia Airport and 17.45± miles northwest of the Pine Mountain Lake Airport. Due to the project site's location within 1.12± miles of the Columbia Airport, it is in the Horizontal and Conical Surfaces of Part 77 of Federal Aviation Regulations.

Antenna/towers are not susceptible to noise disturbances. However, the project site is outside the 2043 Noise Contours for the Columbia Airport.

2. Paragraph (c)(6) of Policy 2.1.4.2 of the Tuolumne County Airport Land Use Compatibility Plan (ALUCP) requires that proposals for new development (including buildings, antennas, other structures, and trees) situated within the Critical Height Zone (CHZ) shall be reviewed by the ALUC.

Paragraph (c)(7) of Policy 2.1.4.2 of the ALUCP states that proposals for new development (including buildings, antennas, other structures, and trees) or more than 50 feet tall located within a Height Caution Zone shall be reviewed by the ALUC.

Paragraph 2.1.4.2(c)(1) of the ALUCP states that regardless of location, any discretionary entitlement proposal for construction of a structure (including antennas) taller than 75 feet above ground level at the site) shall be reviewed by the ALUC.

Therefore, the application for Conditional Use Permit LUNR-26-7 is being referred to the Airport Land Use Commission as required by Policy 2.1.4.2 of the Airport Land Use Compatibility Plan, as the tower would be 85 feet in height and is located in both CHZ and HRZ overlays.

3. Per Table 2A (Safety Criteria Matrix), the following applies:

Zone	Location	Prohibited Uses	Other Development Conditions
D	Other airport environs	Hazards to flight /a/	Deed notice of recordings
--	Critical Height Zone Overlay (CHZ)	Tall objects on high terrain /b/	Deed notice of recordings
--	Height Caution Zone (HCZ) Overlay	Same as underlying compatibility zone	Airspace review required for objects taller than 50 feet AGL/c/ Deed notice of recordings

/a/ Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

/b/ Height restrictions, potentially to ground level required on all objects not shadowed by nearby objects of equal or greater elevation.

/c/ Objects up to 50 feet tall are acceptable. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated on a ground elevation well above the airport. Taller objects may be acceptable if determined not to be obstructions. However, the FAA may require Form 7460-1, marking, and lighting of certain objects.

4. Height Restrictions in the CHZ.

Per Plan Policy 2.4.3.2, this zone encompasses the highest land areas near an airport. Specifically, locations that lie above the surfaces defined by 14 CFR Part 77 situated either on points of high terrain or within 50 feet below such points.

Per Table 2A (Safety Criteria Matrix) Footnote 8:

Height restrictions, potentially to ground level are required on all objects **not shadowed by nearby objects of equal or greater elevation. For the purposes of this section, objects do not include vegetation.**

Per Table 2A (Safety Criteria Matrix) Footnote 9:

Objects up to 50 feet tall are acceptable. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated on a ground elevation well above the airport. **Taller objects may be acceptable if determined not to be obstructions.** However, the FAA may require Form 7460-1, marking, and lighting of certain objects.

The proposed tower is 85 feet high. This exceeds the 50-foot trigger for review and the 75-foot trigger for review of similar structures outside of the airport influence area. As noted above, the height standard cannot be exceeded except under the following circumstances:

A. The object is shadowed by nearby objects of equal or greater elevation (excluding vegetation)

B. Taller objects are acceptable if determined not to be obstructions.

Based on a site visit by staff, the following conditions exist (Figures 1 -3):

- The existing house is located on a hilltop above the tower base. Specifically, the height of the hilltop with the site's house is approximately 2,495' compared with the tower base of 2,480'.
- The height of the hillside continues to climb northeast of the proposed tower (i.e., nearby objects of equal or greater elevation excluding vegetation) to a peak height of approximately 2,649' (Negro Hill) and to the east peaks at 2,688'.

Should the ALUC determine that the preceding factors protect navigable airspace for a tower exceeding 50 feet, or that additional or alternative factors may exist; the ALUC shall cite these issues in making a determination of approval or conditional approval. Alternatively, the ALUC may find that the preceding factors do not protect navigable airspace in support of denial.

Figure 1: Tuolumne County GIS World Topographic Map

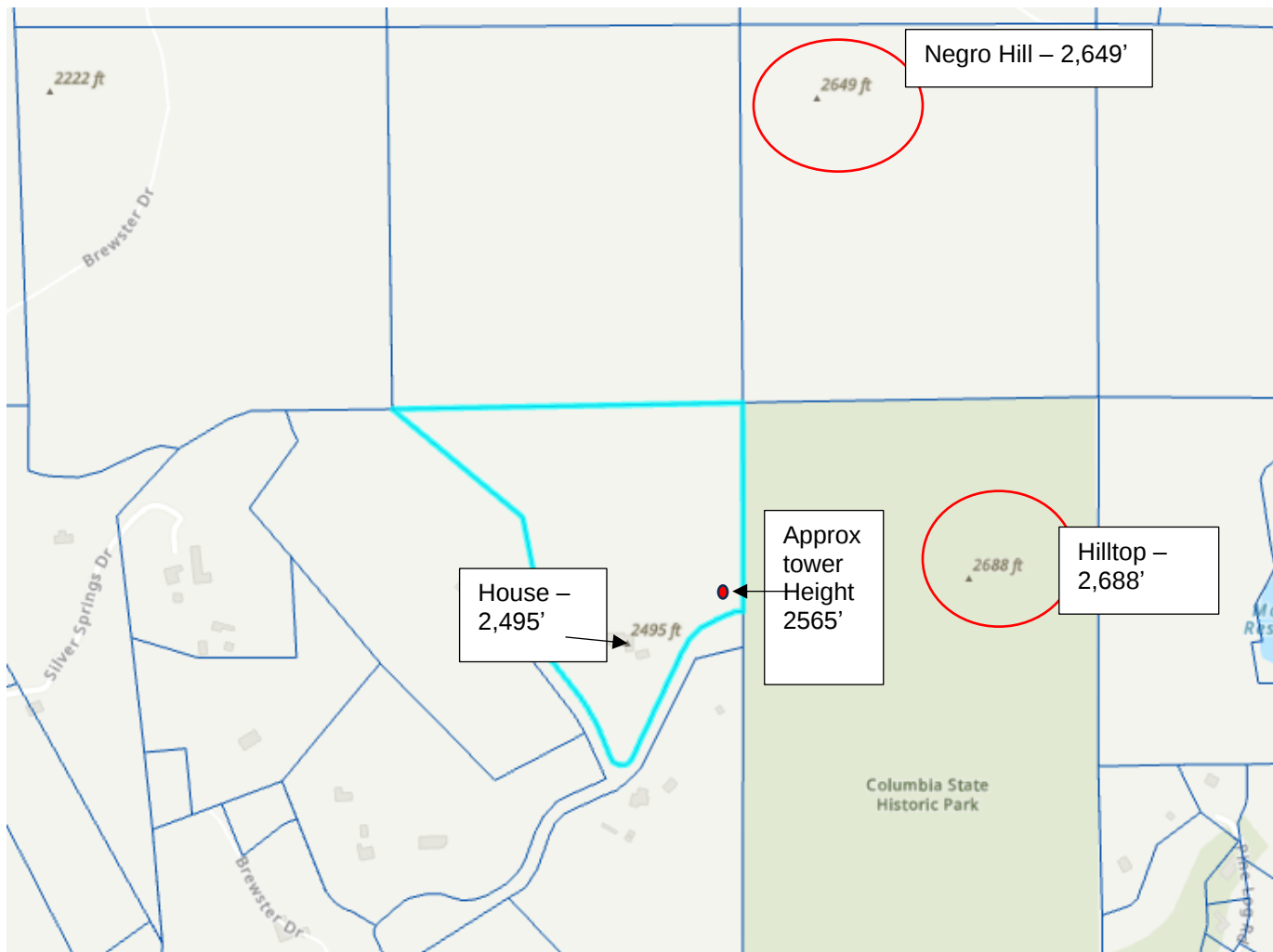


Figure 2: USGS 7.5-minute Topographic Map

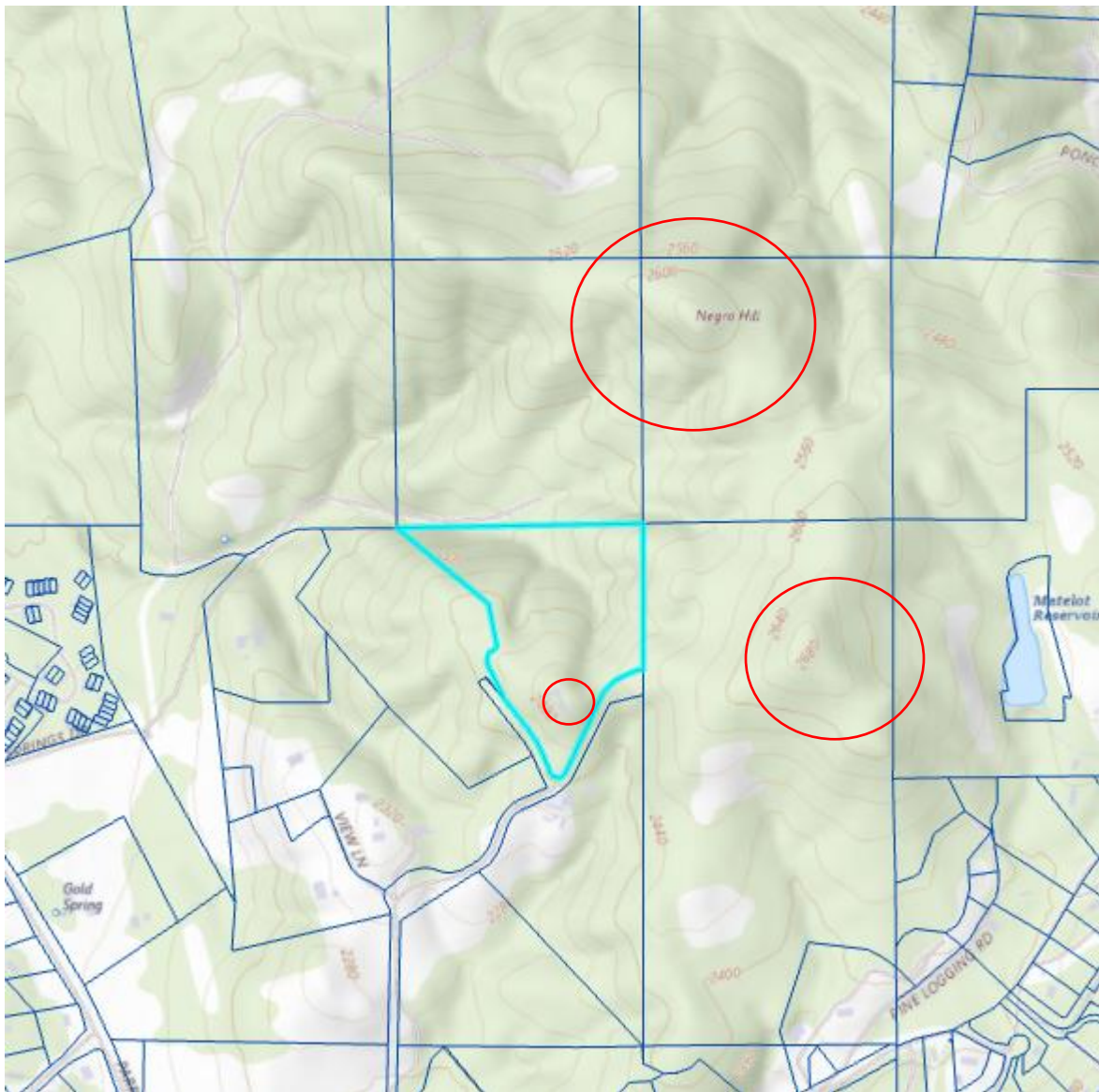
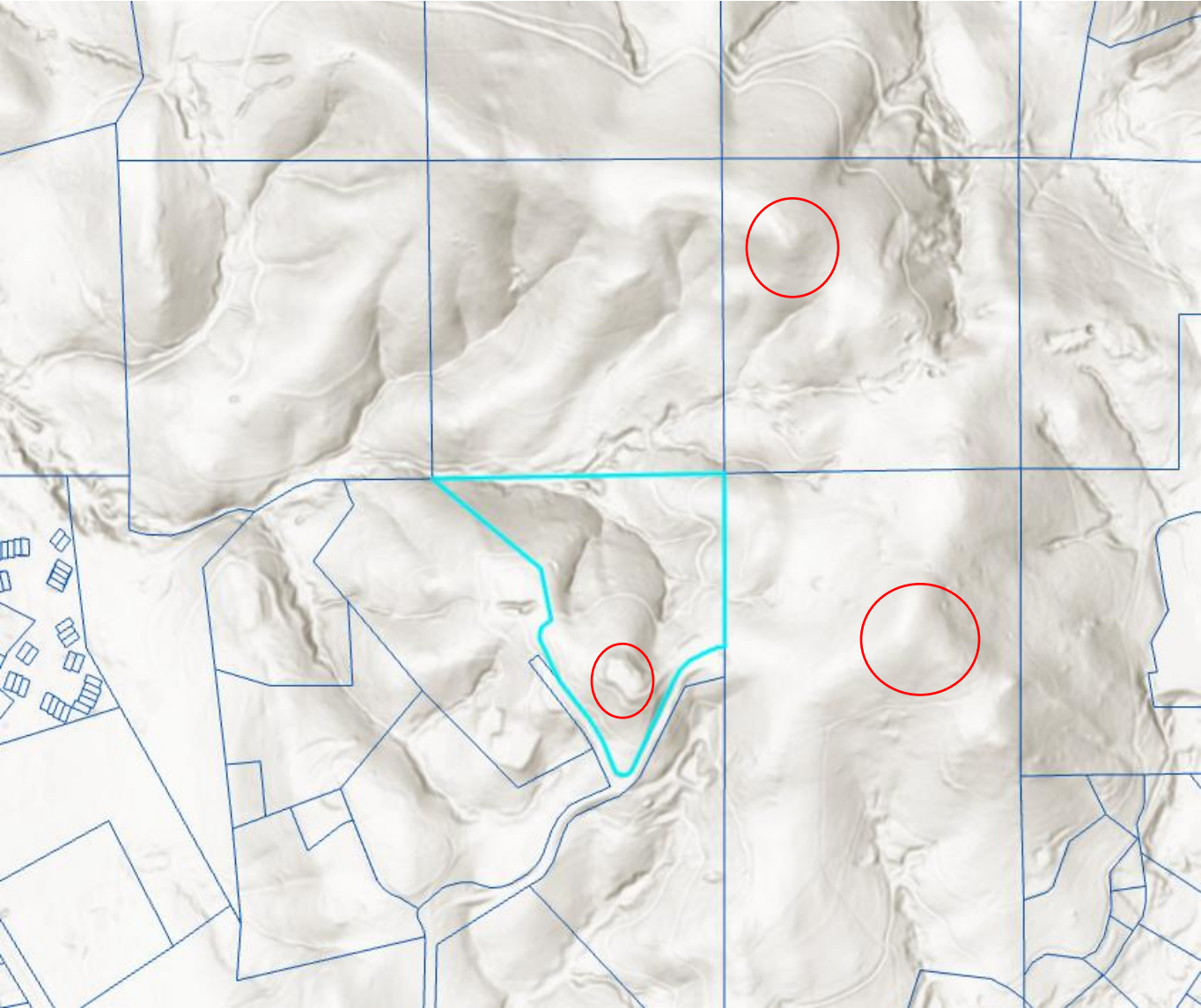


Figure 3: Tuolumne County GIS - World Hillshade Map



5. During review, the ALUC may require conditions to protect navigable airspace including:
 - 1) Restrict the height of structures;
 - 2) Require removal or aeronautical marking of objects exceeding established height limits; and
 - 3) Prohibiting electrical interference, glare, confusing lights, smoke and/or other potential hazards to flight from being created on the property.
6. Per Policy 2.2.3.3, 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., 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 *Compatibility Plan*.

Pursuant to Policy 2.2.4.3(e) (Other Special Conditions) a fourth option (variance) also is available:

After due consideration of all the factors involved, the Commission may find a normally incompatible use to be acceptable. In reaching such a decision, the Commission shall make all of the following findings based upon substantial evidence in the record:

- i. Granting of the special conditions exception would not interfere with the orderly development of the airport.
- ii. Granting of special conditions exception would not interfere with the area surrounding the Airport so as to promote the overall goals and objectives of the California airport noise standards as implemented through the noise policies of the Tuolumne County Airport Land Use Compatibility Plan.
- iii. Granting of special conditions exception would allow for the orderly development of the area surrounding the Airport so as to prevent the creation of new noise and safety problems.
- iv. Granting of the special conditions exception would protect the public health, safety and welfare by providing for the orderly expansion of the Airport.
- v. Granting of the special conditions exception would protect the public, health, safety and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the Airport to the extent that these areas are not already devoted to incompatible uses.
- vi. The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.

Ordinance Code Review

7. The project site is zoned A-20:MX:AIR containing the Airport Combining (:AIR) district. Therefore, Conditional Use Permit LUNR-26-7 is subject to the regulations contained in

Chapters 17.10 and 17.20 of the TCOC. The project does not propose a mobilehome, therefore, the :MX combining district is not applicable. Applicability of the Airport Combining District is discussed in the preceding paragraphs. Per Section 17.94.040(A), the use requires a conditional use permit. Per Section 17.94.040(B), major wireless communications facilities are prohibited in MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, O and O-1 districts or any district combined with :H, :HDP or :D. The A-20 zoning district, therefore, allows a major wireless communications facility with a conditional use permit.

8. Setbacks. Chapter 17.94 of the TCOC governs telecommunications facilities. TCOC Section 17.94.090(A) requires facilities to be:

- A. Set back the distance equal to or greater than the height of the facility from all property lines; OR

When located in a non-residential zoning district and 200 feet or more from a residential zoning district or residence, a minimum 50-foot setback is required.

- B. Per TCOC Section 17.94.090(B) towers also must be set back 200 feet from RE, or R parcels.

The property is surrounded by property zoned Public (P), AE-37:AIR (Agricultural Exclusive, thirty-seven acre minimum, Airport Combining) and A-20:MX:AIR General Agricultural, twenty-acre minimum, Mobile Home Foundation Combining, Airport Combining District).

The proposed tower is 85 feet high. It is located in an Agricultural (non-residential) zoning district and no residential zoning districts occur within 200 feet. The nearest residence (located in the A-20 zoning district) is more than 648± feet away. Therefore, the minimum setback required from property lines for the tower is 50 feet. It is noted that an Accessory Dwelling Unit was approved and is located immediately adjacent to the proposed tower. However, the code does not require a setback from existing, on-site residences.

Proposed tower setbacks are 141'4" from the northeast property line and 59± feet from the southerly property line. Therefore, the proposed tower meets property line setbacks.

Per TCOC Section 17.94.090(C-F), a tower also must be 10 feet from road rights-of-way and public easements, 200 feet from Open Space and guy wires shall be anchored 20 feet from property lines. The on-site driveway off Brewster Drive is in the process of being abandoned per a pending application (A-25-3). Therefore, the project is conditioned to require completion of the abandonment prior to issuance of a building permit to meet this setback requirement. There is no Open Space within 200 feet of the proposed tower (nearest open space is approximately 800 feet away). The tower is located more than 10 feet from overhead powerlines. A condition of project approval includes a provision requiring guy wires to be anchored 20 feet from property lines and given the proximity of powerlines, a condition to remain 10 feet from the powerline easement.

9. 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:*
 - i. Glare or distracting lights which could be mistaken for airport lights;*
 - ii. Sources of dust, steam, or smoke which could impair pilot visibility;*
 - iii. Sources of electrical interference with aircraft communications or navigation;*
 - iv. Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 - v. Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
10. The project is inconsistent with the height limits established by the Compatibility Plan, unless the ALUC determines that the proposed tower will not result in hazards to flight and/or the tower is shadowed by objects as high or higher than the proposed tower.

Federal Aviation Regulations

11. 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 that exceeds a 25:1 surface.

The project is within 10,000 feet of the Columbia Airport. The proposed tower would be 85 feet in height. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is required.

SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

DENIAL OPTION 1:

1. Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:
 - A. The project exceeds the height limits established by the Federal Aviation Administration (FAA) or otherwise is not authorized by the FAA pursuant to their regulations.
 - B. Due to the penetration of height restrictions, the use could:
 - Endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport
 - C. The use is incompatible with the adopted Tuolumne County Airport Land Use Compatibility Plan.

APPROVAL OPTION 2:

1. The proposed tower is shadowed by nearby objects (excluding vegetation) of equal or greater elevation and is determined not to be an obstruction or hazard to flight. Therefore, the ALUC finds:
 - 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 and Finding D and attached conditions;*
 - 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 and pursuant to Finding D and attached conditions;*
 - C. *The use will not result in hazards to flight, specifically it will not generate any of the following pursuant to Finding D and attached conditions:*
 - i. *Glare or distracting lights which could be mistaken for airport lights;*
 - ii. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 - iii. *Sources of electrical interference with aircraft communications or navigation;*
 - iv. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 - v. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
 - D. *After due consideration of all the factors involved, the Commission finds that the exceedance of the height limit to be acceptable based on the following findings supported by substantial evidence in the record and subject to the attached conditions:*
 - i. *Granting of the special conditions exception would not interfere with the orderly development of the airport.*
 - ii. *Granting of special conditions exception would not interfere with the area surrounding the Airport so as to promote the overall goals and objectives of*

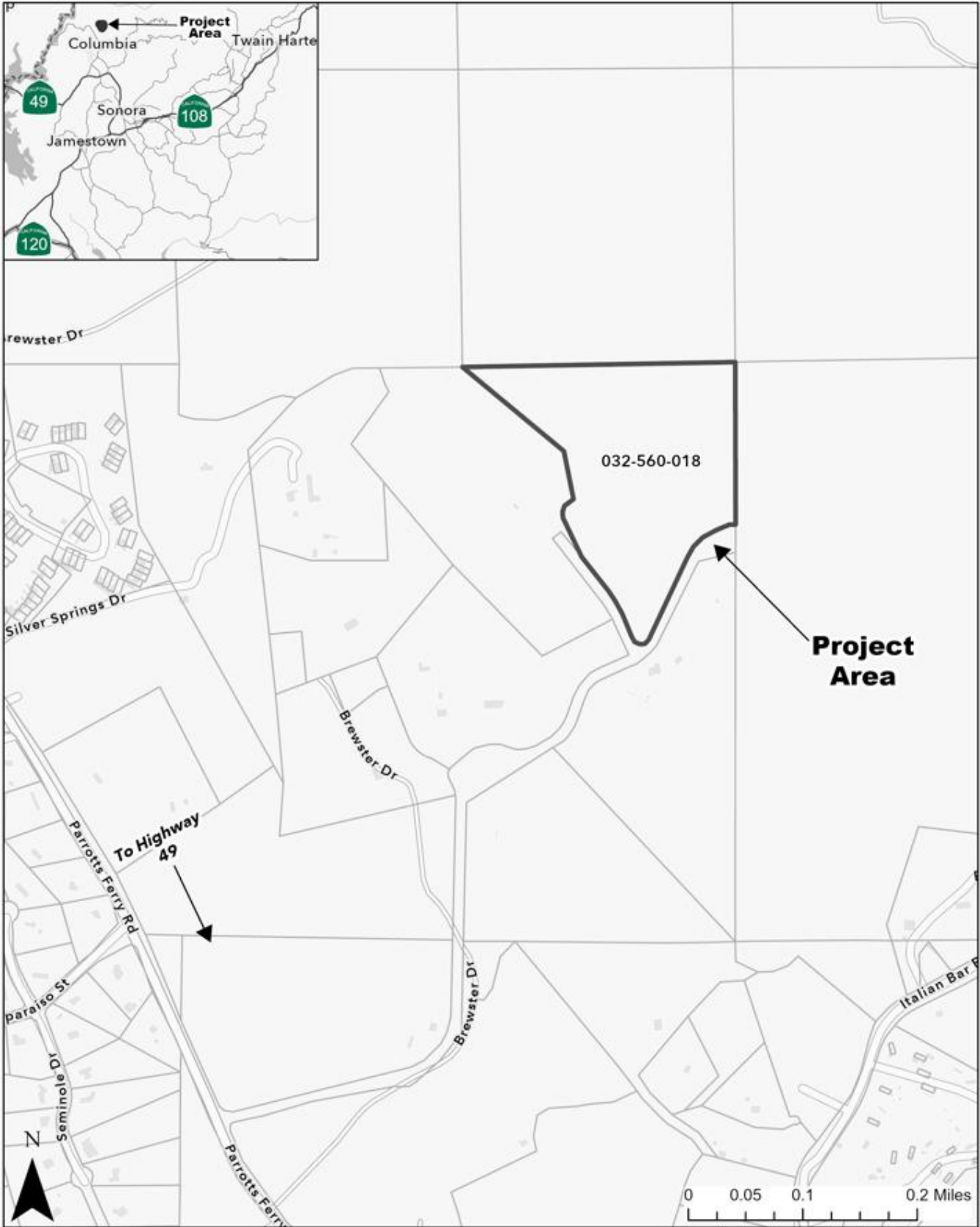
- the California airport noise standards as implemented through the noise policies of the Tuolumne County Airport Land Use Compatibility Plan.*
- iii. Granting of special conditions exception would allow for the orderly development of the area surrounding the Airport so as to prevent the creation of new noise and safety problems.*
 - iv. Granting of the special conditions exception would protect the public health, safety and welfare by providing for the orderly expansion of the Airport.*
 - v. Granting of the special conditions exception would protect the public, health, safety and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the Airport to the extent that these areas are not already devoted to incompatible uses.*
 - vi. The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.*

CONDITIONS:

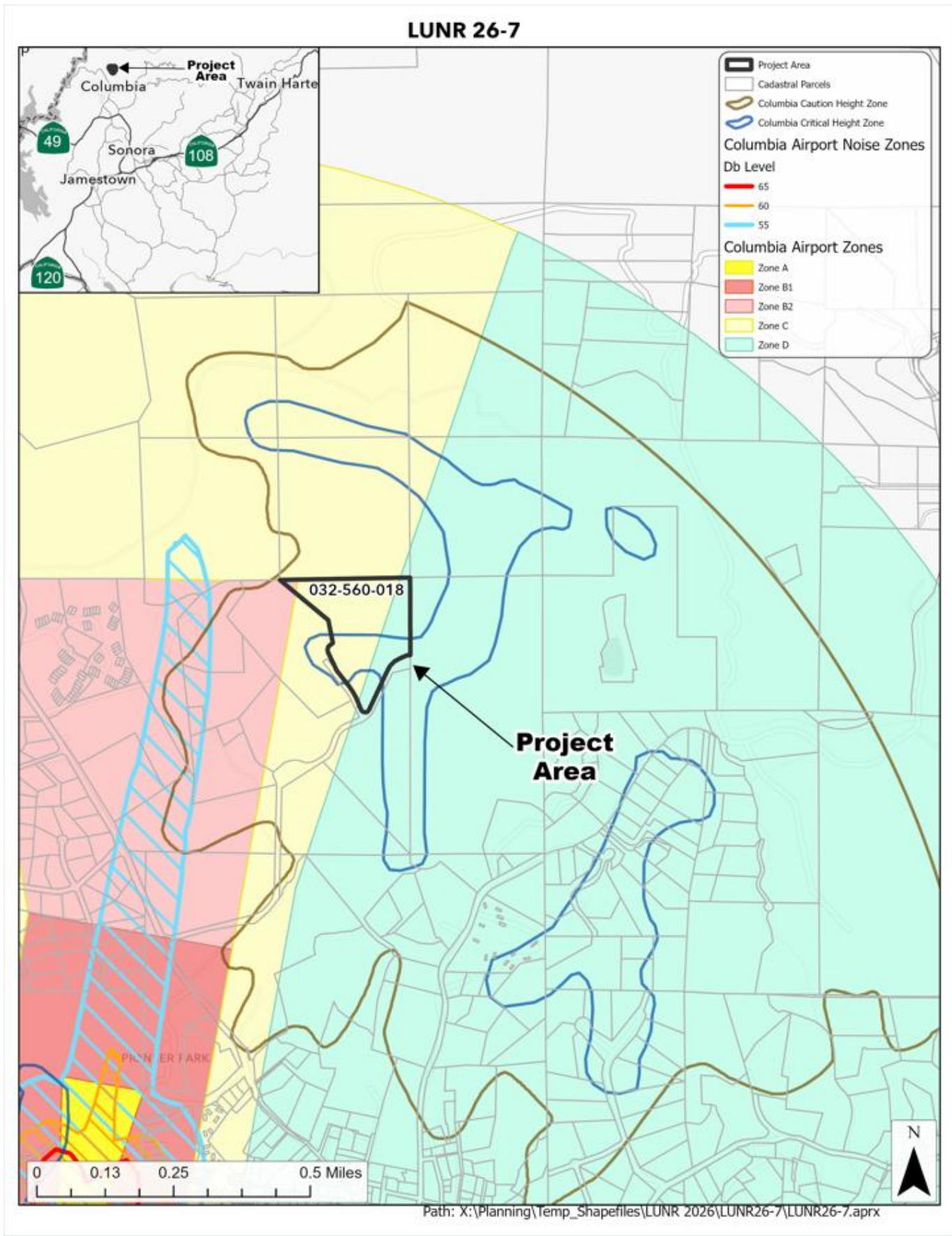
1. Prior to issuance of a Building Permit, FAA review and Form 7460-1 shall be completed. Any conditions applied by the FAA shall be included as conditions of project approval.
2. Prior to issuance of a Building Permit, Tuolumne County application A-25-3 to abandon a portion of the on-site driveway shall be completed as necessary to meet tower setbacks.
3. *The tower height is reduced to [REDACTED].*
4. *Guy wires, if used, shall be anchored no closer than 20 feet from property lines.*
5. *The tower, including "branches" shall remain a minimum of 10 feet from the powerline easement on site.*
6. *The tower shall be constructed, painted, designed, and operated 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 that may attract large flocks of birds.*

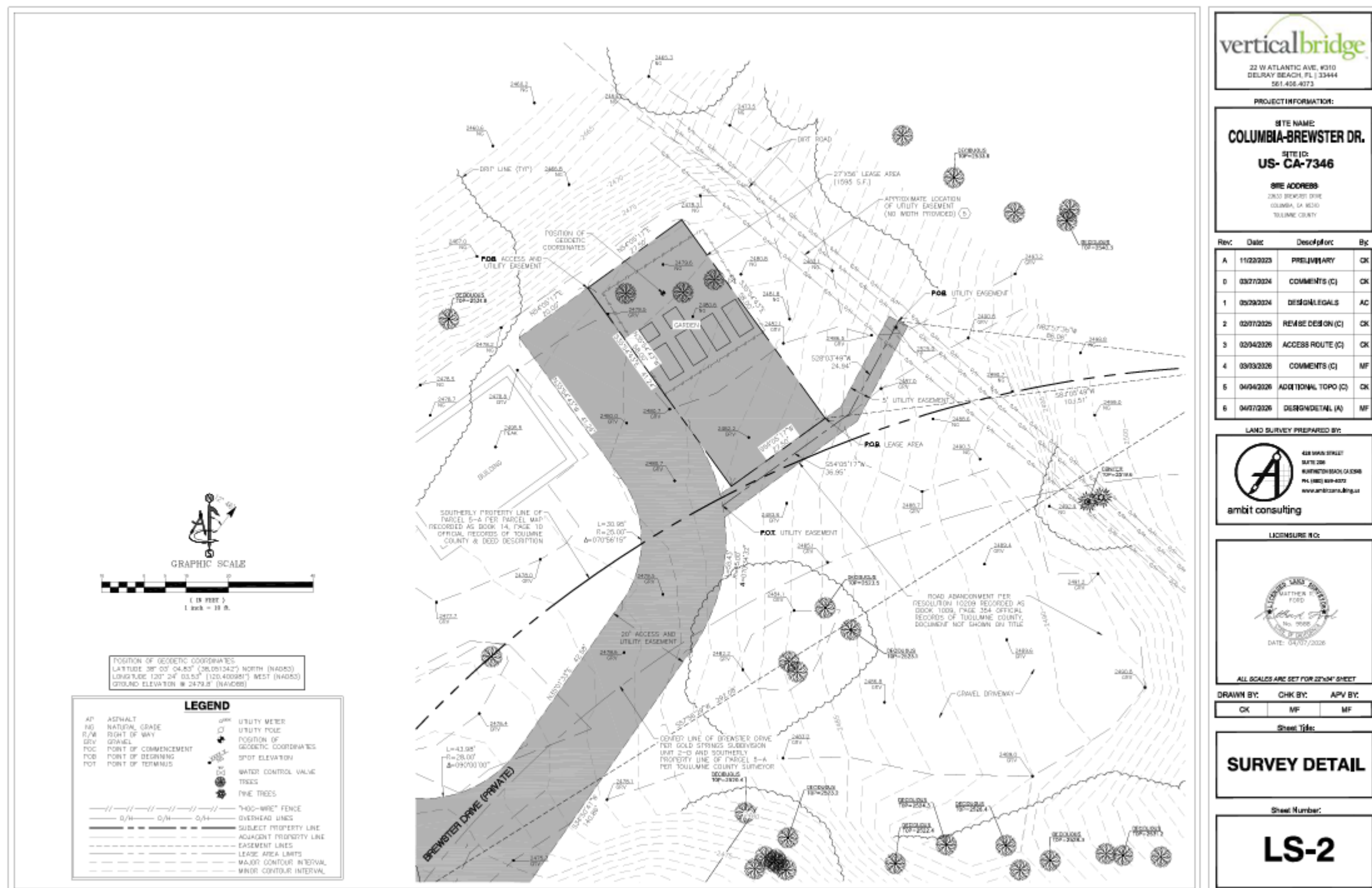
Attachment 1: Airport Vicinity Map

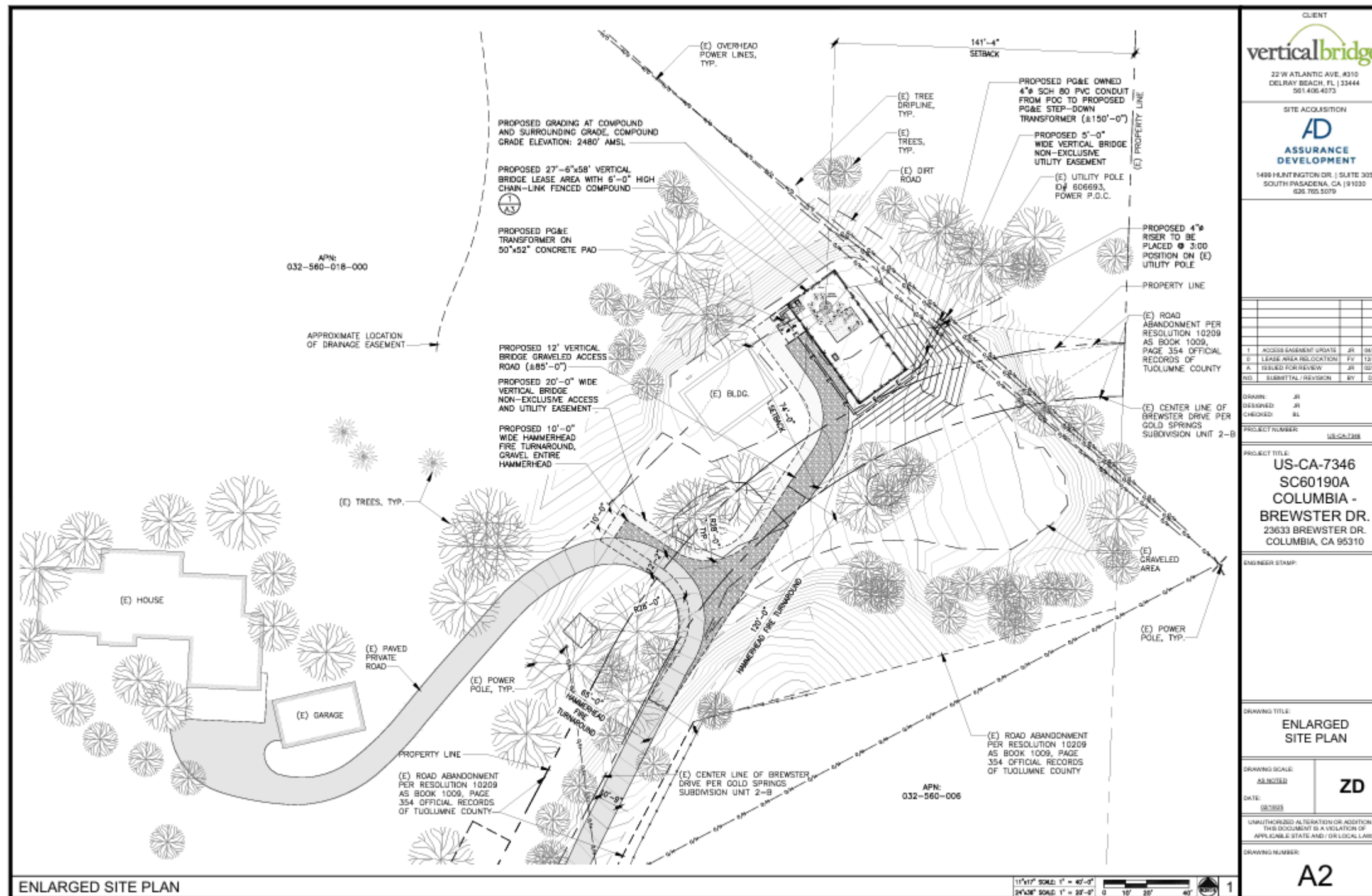
LUNR 26-7



Attachment 2: Airport Influence Area/Compatibility Zones







CLIENT
verticalbridge
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL 33444
561.406.4073

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
1400 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA 91106
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS EASEMENT UPDATE	JR	04/10/24
2	LEASE AREA RELOCATION	FY	12/18/23
3	DESIGN FOR REVIEW	JR	02/18/25
4	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7346

PROJECT TITLE:
**US-CA-7346
SC60190A
COLUMBIA -
BREWSTER DR.
23633 BREWSTER DR.
COLUMBIA, CA 95310**

ENGINEER STAMP:

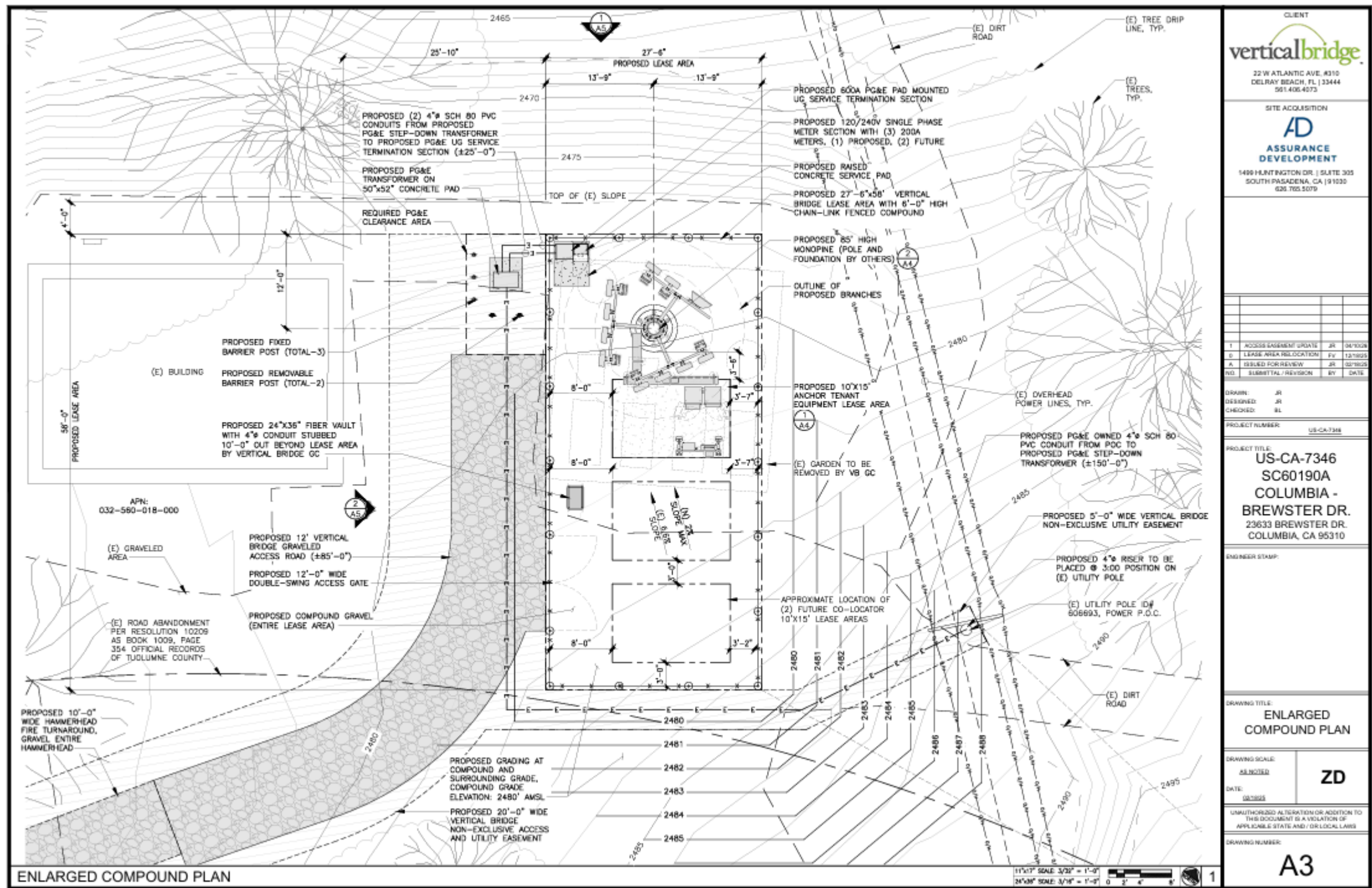
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**ENLARGED
SITE PLAN**

DRAWING SCALE:
AS NOTED
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DATE:
02/18/25

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DELRAY BEACH, FL 33444
561.406.4073

SITE ACQUISITION

ASSURANCE
DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA 91030
626.765.5079

NO.	DESCRIPTION	DATE
1	ACCESS EASEMENT GRATE	JR 04/2024
2	LEASE AREA RELOCATION	FV 12/16/24
3	ISSUED FOR REVIEW	JR 02/16/25
4	SUBMITTAL / REVISION	BY DATE

DRAWN: JR

DESIGNED: JR

CHECKED: BL

PROJECT NUMBER:

US-CA-7346

PROJECT TITLE:

US-CA-7346
SC60190A
COLUMBIA -
BREWSTER DR.
23633 BREWSTER DR.
COLUMBIA, CA 95310

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED
COMPOUND PLAN

DRAWING SCALE:

AS NOTED

ZD

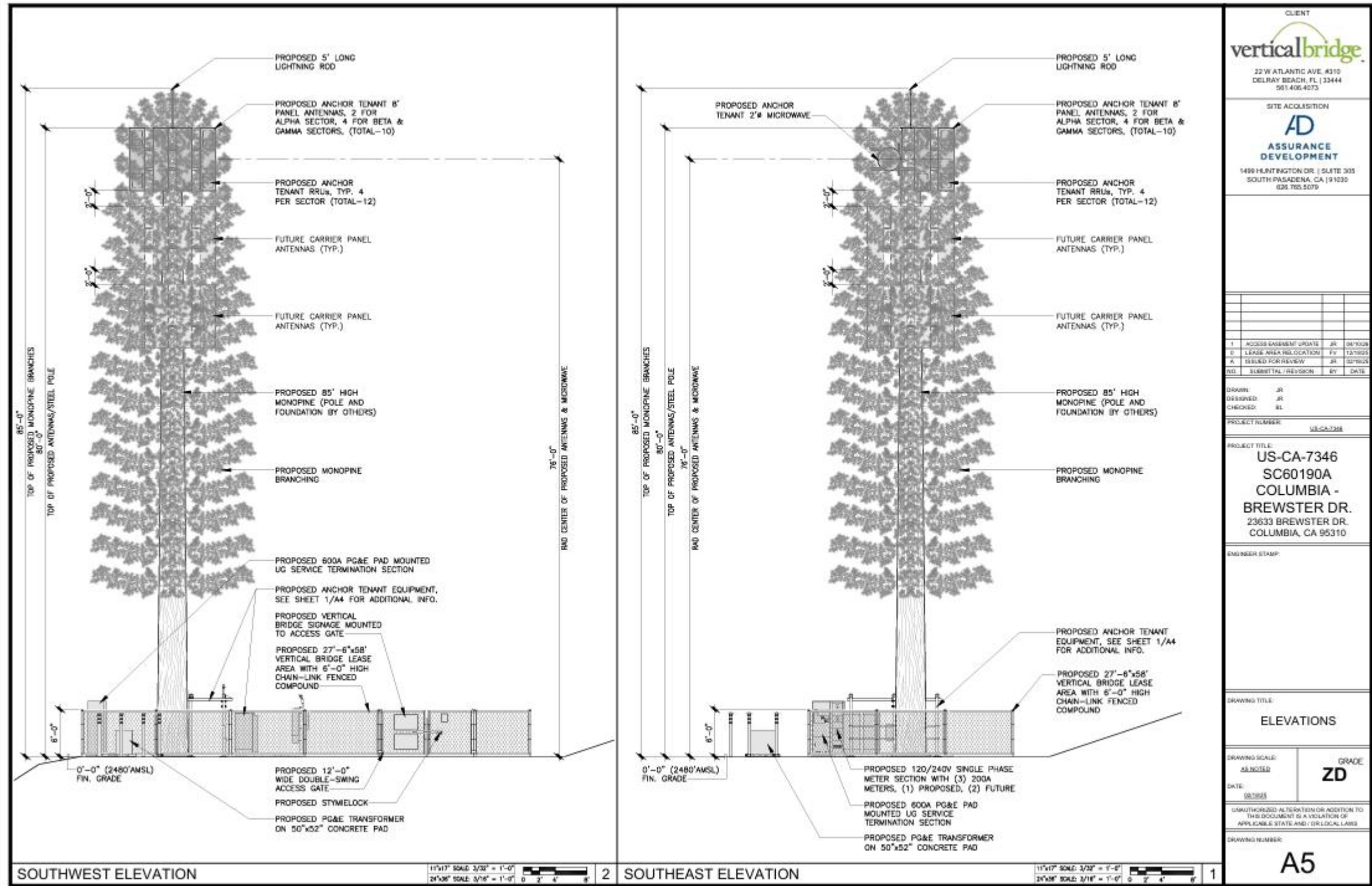
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06/2025

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