



Fresno County
Airport Land Use Commission

ALUC Action Item 2C

Monday, October 6, 2014

SUBJECT: Development of 2.93 acre Commercial Office Land Use near Sierra Sky Park Airport

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Assisted Living Facility

The proposed project is located at 3771 W. Beechwood Avenue in Fresno California and is comprised of 2.93 acres with two buildings proposed. One building is a 23,475 square foot medical office building and the other a three-story, 100-resident care facility of 62,800 square feet. It is located within the Primary Review Area and subject to review by the ALUC for consistency with the current adopted plan.

RECOMMENDATION:

Staff recommends a finding of consistency based on the following Land Use Safety Compatibility Criteria:

Safety Zones (ALUC Policy Plan 1995):

1. NOISE – The property is within the 60 CNEL which according to the Land Use Acceptability Interpretation/Conditions are acceptable only by ALUC determination. Staff recommends that current standard construction features of the proposed facility and the existing noise conditions in this highly active residential and commercial urban environment make flight noise activity from the airport a minimal factor in creating an adverse condition of noise exposure.
2. AIRSPACE PROTECTION – The property is within the Horizontal and Conical Zones and considered acceptable with little or no risks. Furthermore it is not within the traffic pattern zone or approach zones.