



# APPLICATION FOR LAND USE COMPATIBILITY DETERMINATION BY THE FRESNO COUNTY AIRPORT LAND USE COMMISSION

Fresno County

**ALUC Identification #  
(ALUC staff only)**

**WITHIN AIRPORT INFLUENCE AREA (AIA)?** YES  NO

To determine whether location is within AIA, refer to Airport Influence Area Map for the local jurisdiction, this can be obtained from Fresno County ALUC Staff, and is also available on the web at: [www.fresnocog.org/FCALUC](http://www.fresnocog.org/FCALUC), see below for contact information. If answer is YES continue to provide project information below, if answer is NO application need not be submitted.

**THIS SECTION TO COMPLETED BY FRESNO COUNTY ALUC STAFF**

**FINDING OF CONSISTENCY WITH FRESNO COUNTY AIRPORT COMPATIBILITY LAND USE POLICY PLAN :**

CONSISTENT  CONSISTENT WITH CONDITIONS  INCONSISTENT

**DATE OF RECEIPT:** \_\_\_\_\_ **ALUC REVIEW DATE:** \_\_\_\_\_  
**APPROVAL/ADVISORY DATE:** \_\_\_\_\_  
**STAFF REPORT ITEM #:** \_\_\_\_\_  
**STAFF REPORT PROVIDED TO:** \_\_\_\_\_  
**REPORT PROVIDED DATE:** \_\_\_\_\_

**DATE OF SUBMISSION:** 7.01.16

**PROJECT NAME:** Plan Amendment Application No. A-16-003 & Rezone for more information please contact  
**APPLICANT INFORMATION-AGENCY/COMPANY:** Granville **FRESNO COUNTY ALUC STAFF**

**CONTACT NAME:** Jeffrey T. Roberts **Brenda Veenendaal**  
**TITLE:** Agent **Senior Regional Planner**  
**PHONE:** 438-0900 **559.233.4148 Ext. 219**  
**EMAIL:** jroberts@gyhomes.com **brendav@fresnocog.org**

All submissions MUST be complete in order to be reviewed by the Fresno County ALUC, the following is a checklist of items that must be submitted for review:

**Project Type** - See Table A below: General Plan Amendment & zoning Ordinance Amendment  
 indicate project type and land use(s) if applicable

**Project Description** - Attach a typed project summary, or planning staff report, **TABLE A** below describes what should be included in the Project Description based on the Project Type.

**Project Site Location** - Attach a map of the project site, showing the location in proximity to the AIA. This check box may be checked if the map is included in the Project Description.



Fresno Council of Governments

Fresno Council of Governments  
 2035 Tulare Street, Suite 201, Fresno CA 93721  
[www.fresnocog.org](http://www.fresnocog.org)

## TABLE A - PROJECT TYPE

I. Indication (in writing) that the proposed local action is referred to the ALUC for mandatory review under the provisions of the State of California Public Utilities Code.

II. Indication (in writing) that the proposed local action is referred to the ALUC for advisory review and comment.

III. Full text of the proposed referring agency action, including whether the action is an amendment to an existing plan, and all dates of original adoption if applicable.

IV. Site map of the proposed local action.

V. Map(s) and written description including:

- ① Geographic Area, highlighting the relationship of proposed action to the Airport Influence Area, including all associated site and Assessor's parcel maps.
- ② Site plans and elevations, including measurements of structural heights.
- ③ A description of land uses, densities, and open space conservation for the proposed action.

VI. A copy of any CEQA or NEPA document, noise study, or other environmental evaluation prepared in conjunction with the proposed action.

VII. A written assurance that a real estate disclosure document will be provided for property offered for sale or lease within the AIA (Avigation Easement).

|      | NEW AIRPORT CONSTRUCTION |             | GENERAL PLAN                |                     | SPECIFIC PLAN |             | ZONING ORDINANCE            |                     | INDIVIDUAL DEVELOPMENT PROJECT |
|------|--------------------------|-------------|-----------------------------|---------------------|---------------|-------------|-----------------------------|---------------------|--------------------------------|
|      | AIRPORT EXPANSION PLAN   | MASTER PLAN | COMPATIBILITY LAND USE PLAN | BUILDING REGULATION | GENERAL PLAN  | MASTER PLAN | COMPATIBILITY LAND USE PLAN | BUILDING REGULATION |                                |
| I.   | Y                        | Y           | Y                           | Y                   | Y             | Y           | Y                           | Y                   | N                              |
| II.  | N                        | N           | N                           | N                   | N             | N           | N                           | N                   | Y                              |
| III. | Y                        | Y           | Y                           | Y                   | Y             | Y           | Y                           | Y                   | N/A                            |
| IV.  | N/A                      | N/A         | N/A                         | N/A                 | N/A           | N/A         | N/A                         | N/A                 | Y                              |
| V.   | Y                        | Y           | Y                           | Y                   | Y             | Y           | Y                           | Y                   | Y                              |
| VI.  | Y                        | Y           | Y                           | Y                   | Y             | Y           | Y                           | Y                   | N/A                            |
| VII. | N                        | N           | N                           | N                   | N             | N           | N                           | N/A                 | Y                              |

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
PLAN AMENDMENT APPLICATION NO. A-16-003 AND REZONE APPLICATION NO. R-16-003  
Date Routed: July 5, 2016

ALUC

Return Completed Form to:

McKencie Contreras  
ATTN: [McKencie.Contreras@fresno.gov](mailto:McKencie.Contreras@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

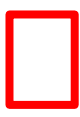


**Plan Amendment Application No. A-16-003 and Rezone Application No. R-16-003** were filed by Jeffrey Roberts, on behalf of GV Holdings, Inc., and pertain to ±13.67 acres of property located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue. **Plan Amendment Application No. A-16-003** proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation. **Rezone Application No. R-16-003** proposes to amend the Official Zone Map to reclassify the subject property from CMX/UGM (*Corridor/Center Mixed-Use/Urban Growth Management*) zone district to RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district.

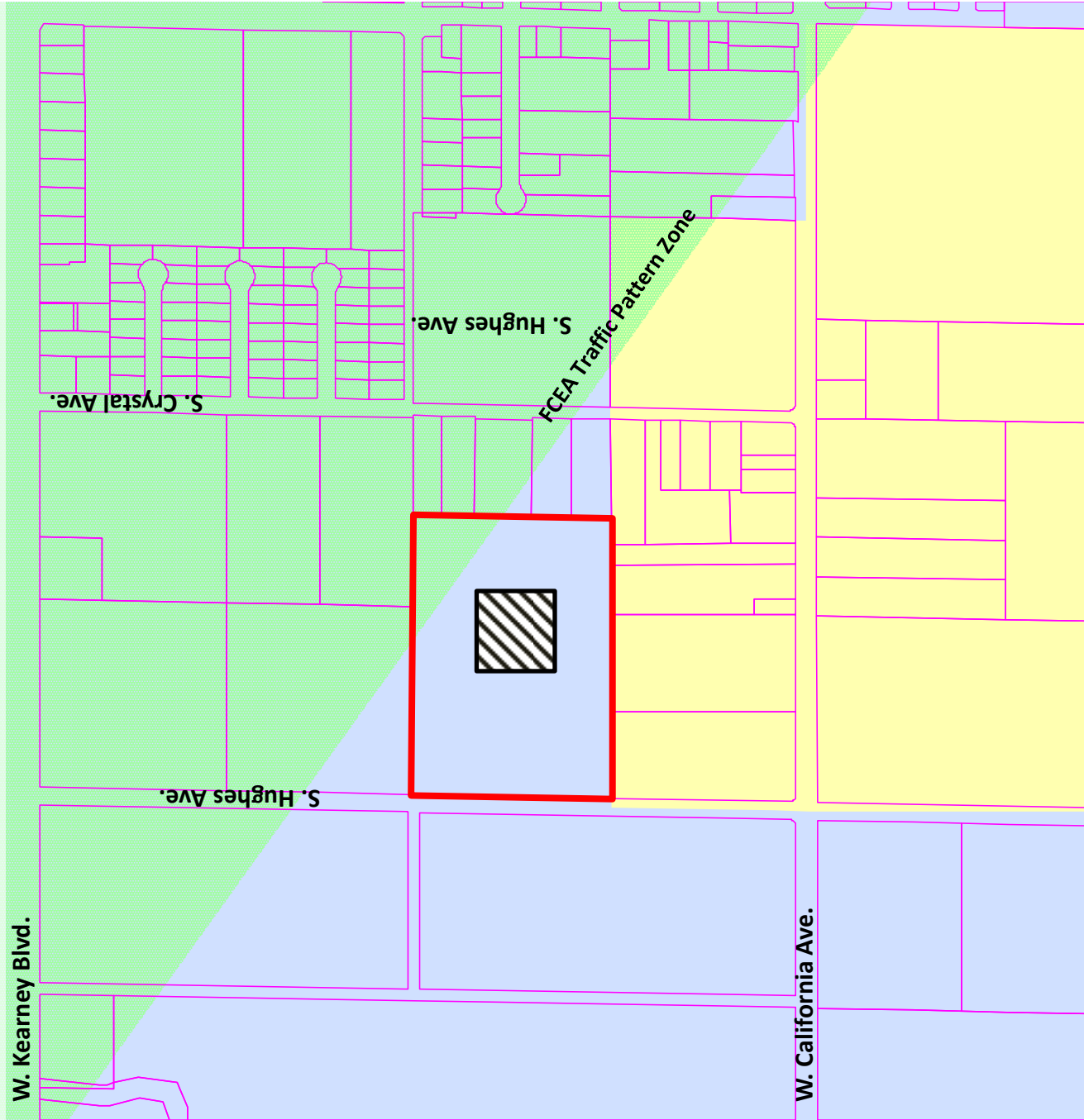
Below is the link to the environmental assessment prepared for the project:  
<http://m3.fresno.gov/upload/files/25782044/A16003R16003EA.pdf>

**APNs: 464-101-23**  
**ZONING: CMX/UGM to RS-4/UGM**  
**ADDRESS: 1721 South Hughes Avenue**

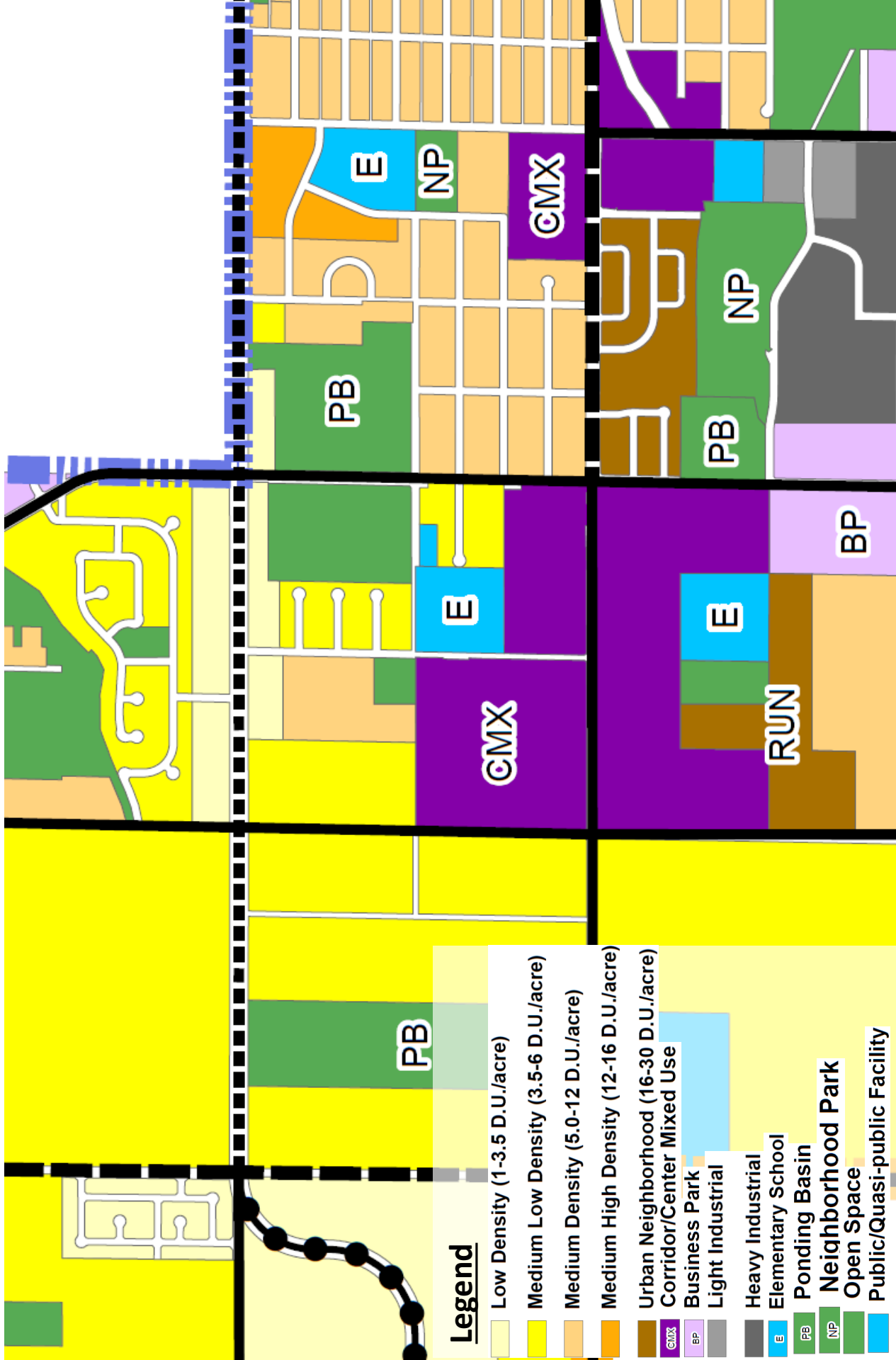
# Exhibit for Plan Amendment Application No. A-16-003 & Rezone Application No. R-16-003

## Legend

-  Property Covered By A-16-003 & R-16-003
-  Property that is not included in A-16-003 & R-16-003
-  FCEA Traffic Pattern Zone



# Planned Land Use Map for Plan Amendment Application No. A-16-003



# EXHIBIT A




R-16-003

APN: 464-101-23

1721 South Hughes Avenue

--- City Limits

 CMX/JGM to RS-4/JGM, 12.95 Acres

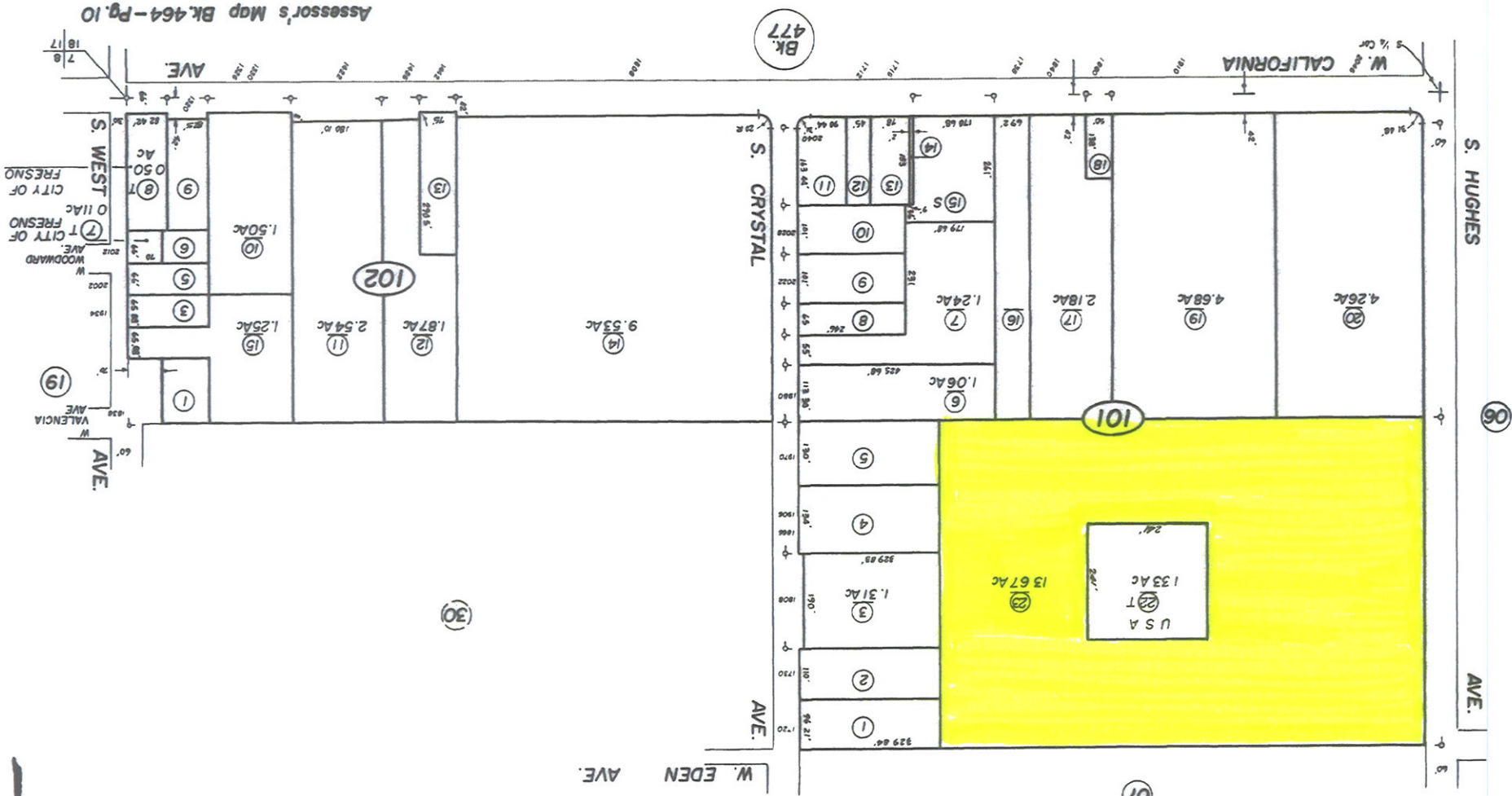
NOTE - This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

POR. SEC. 7, T. 14S., R. 20E., M.D.B. & M.

Tax Rate Area

5-001  
5-224  
5-599  
90-042

464-10



Assessor's Map Bk 464-Pg. 10

County of Fresno, Calif.