



# 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, 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:** 7/26/16  
**PROJECT NAME:** Plan Amendment Application No. A-16-007  
**APPLICANT INFORMATION-AGENCY/COMPANY:** Teter Architects  
**CONTACT NAME:** Michael Boone  
**TITLE:** Senior Architect **ADDRESS:** 7535 N. Palm #201  
**PHONE:** 437-0887 **EMAIL:** michael.boone@teterac.com

**FOR MORE INFORMATION PLEASE CONTACT FRESNO COUNTY ALUC STAFF**

Brenda Veenendaal  
 Senior Regional Planner  
 559.233.4148 Ext. 219  
 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: Plan 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

## TABLE A - PROJECT TYPE

	NEW AIRPORT CONSTRUCTION	GENERAL PLAN	SPECIFIC PLAN	ZONING ORDINANCE	INDIVIDUAL DEVELOPMENT PROJECT
	AIRPORT EXPANSION PLAN	MASTER PLAN	COMPATIBILITY LAND USE PLAN	BUILDING REGULATION	
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.	Y	Y	Y	Y	N
II. Indication (in writing) that the proposed local action is referred to the ALUC for advisory review and comment.	N	N	N	N	Y
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.	Y	Y	Y	Y	N/A
IV. Site map of the proposed local action.	N/A	N/A	N/A	N/A	Y
V. Map(s) and written description including:	Y	Y	Y	N/A	Y
① Geographic Area, highlighting the relationship of proposed action to the Airport Influence Area, including all associated site and Assessor's parcel maps.	Y	Y	Y	N/A	Y
② Site plans and elevations, including measurements of structural heights.	Y	Y	Y	N/A	Y
③ A description of land uses, densities, and open space conservation for the proposed action.	Y	Y	Y	N/A	N/A
VI. A copy of any CEQA or NEPA document, noise study, or other environmental evaluation prepared in conjunction with the proposed action.	Y	Y	Y	N/A	Y
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).	N	N	N	N/A	Y

Abbreviations: Y - Yes, information is required; N - No, information is not required; N/A - Not applicable

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
PLAN AMENDMENT APPLICATION NO. A-16-007  
DEVELOPMENT PERMIT APPLICATION NO. D-16-045  
VARIANCE APPLICATION NO. V-16-006**

ALUC

Chris Lang, Development Services/Planning  
Email: [Chris.Lang@fresno.gov](mailto:Chris.Lang@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

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**PROJECT DESCRIPTION AND LOCATION:**

**Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006** were filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E, and pertain to 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. **Plan Amendment Application No. A-16-007** proposes to repeal the G Street Official Plan Line that transects the northeastern portion of the project site. **Development Permit Application No. D-16-045** proposes upgrades to PG&E's General Construction Division service center yard that will include (1) replacement of existing operations building and material warehouse with new pre-manufactured metal building structures; (2) reconfiguration of operational site; (3) off-site improvements; (4) installation of a pre-cast concrete perimeter wall at the west and north property lines; (5) fenced employee parking area; (6) extension of on-site sewer system per City requirements; (7) installation of new above-ground ballistic fuel storage tanks; (8) installation of new emergency generator set; (9) holding area for the construction crew project office trailers. **Variance Application No. V-16-006** requests an 8-foot wall height along the west and north property lines, which exceeds the 6-foot height restrictions. The property is located in the downtown planning area and is zoned M-3 (*Heavy Industrial*).

**APNs: 458-040-05U, 17U, 18U**

**ZONING: M-3**

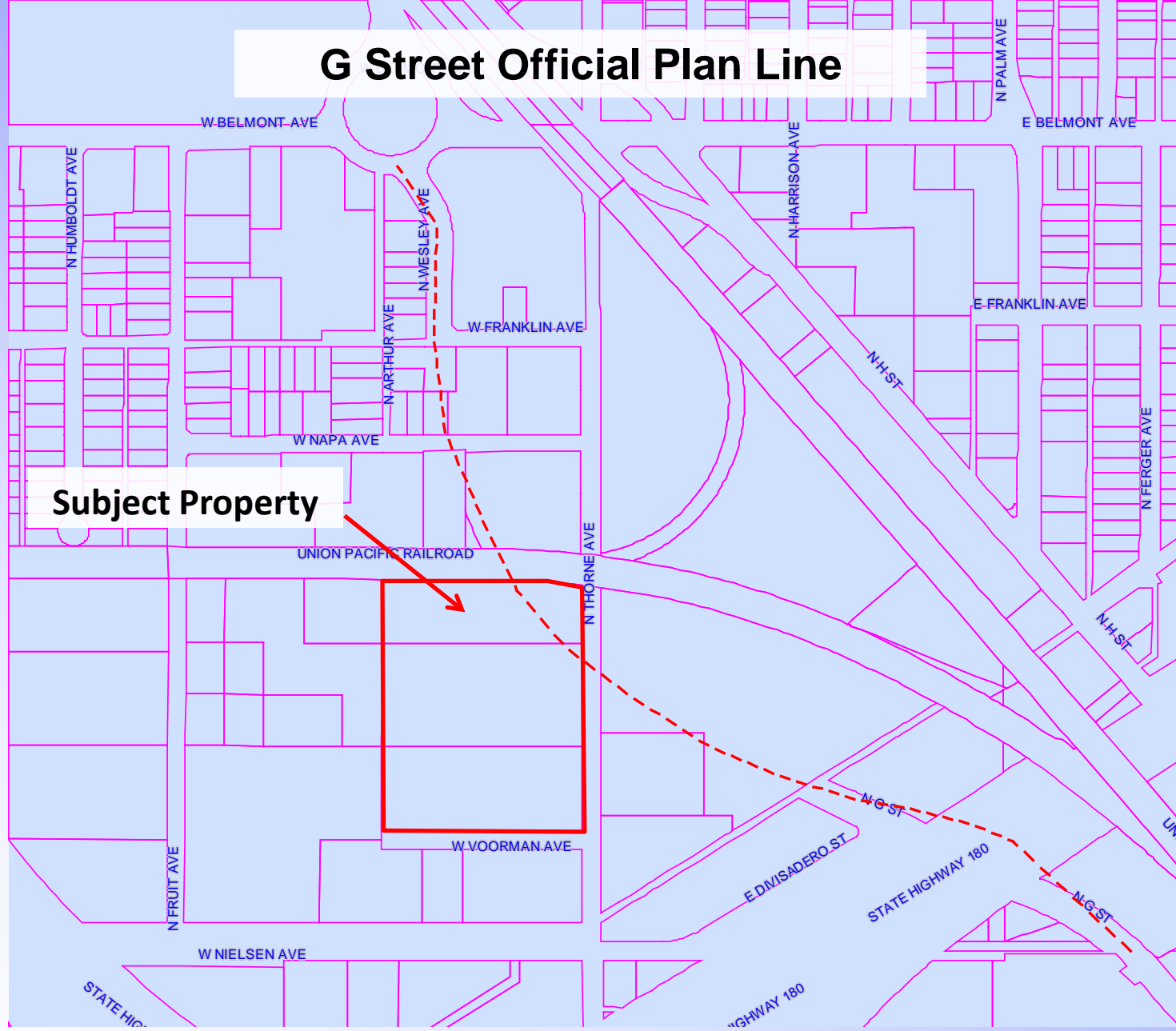
**ADDRESS: 211 North Thorne Avenue**

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Below is the link to the environmental assessment prepared for the project:  
<http://m3.fresno.gov/upload/files/44045018/PagesfromVIII.A.pdf>

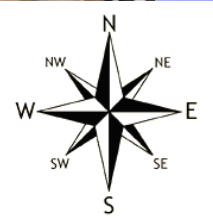
# G Street Official Plan Line



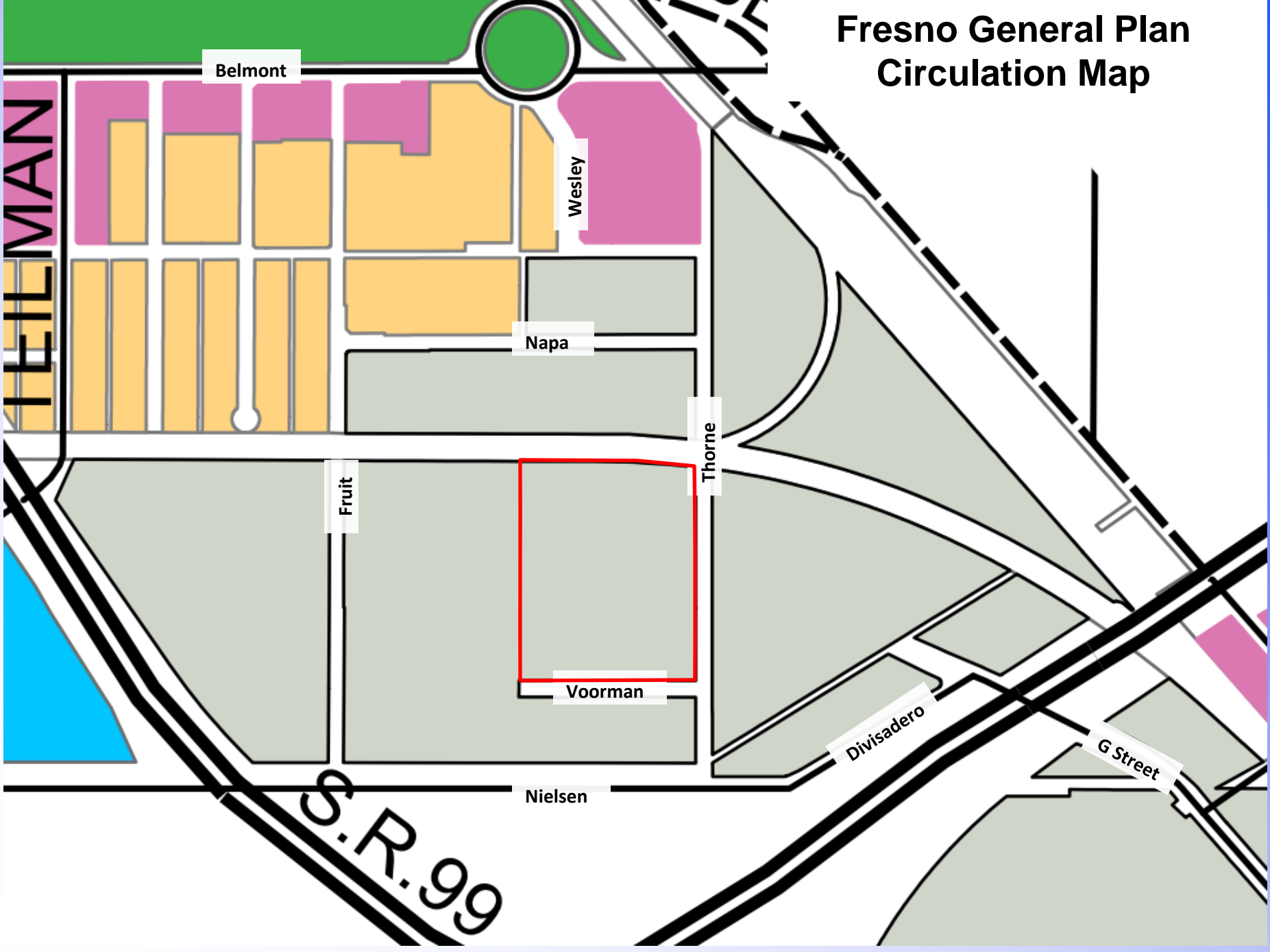
**Subject Property**

# G Street Official Plan Line

Subject Property



# Fresno General Plan Circulation Map



Belmont

Wesley

Napa

Thorne

Fruit

Voorman

Nielsen

Divisadero

G Street

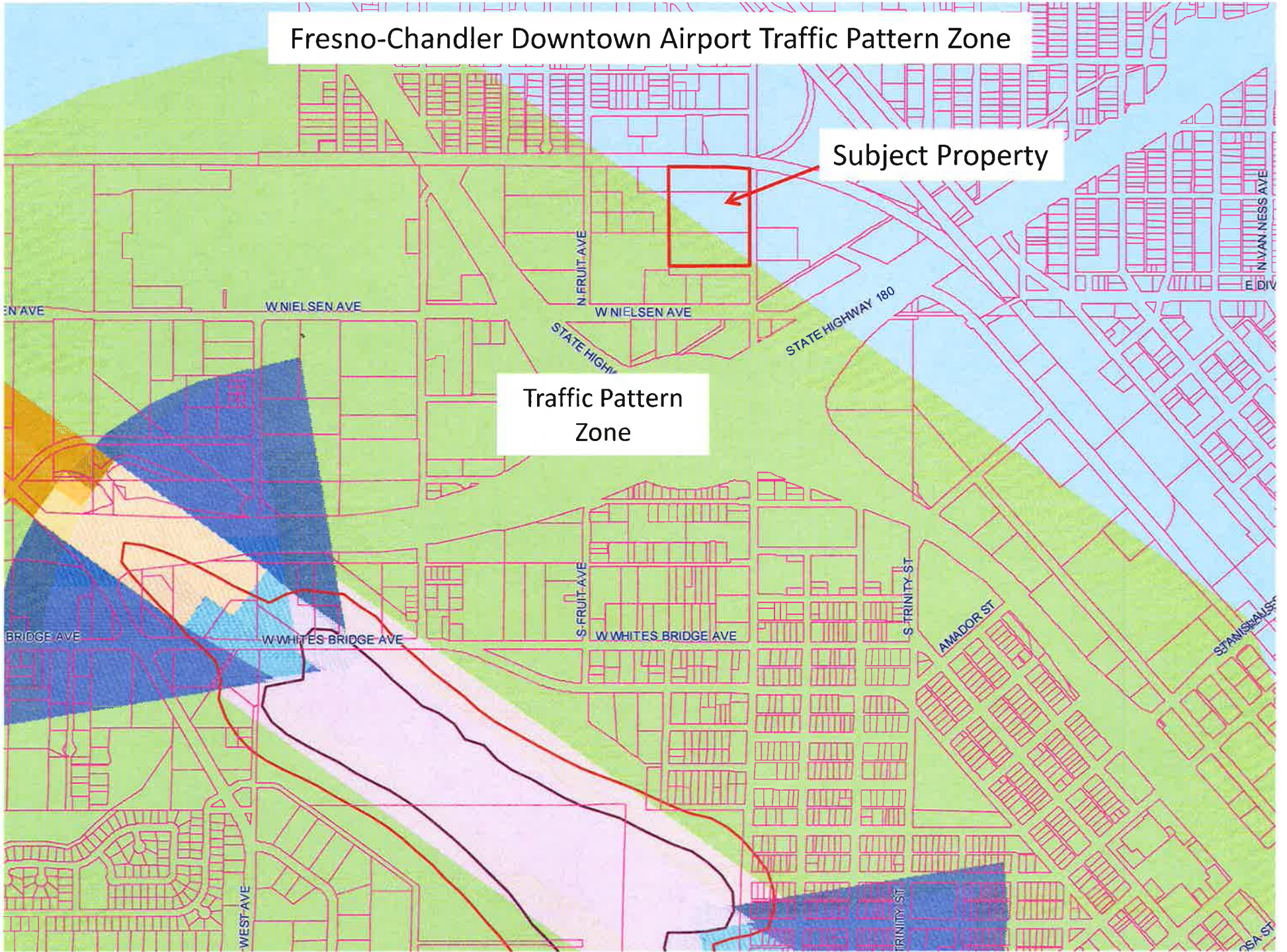
S.R. 99

TEILMAN

# Fresno-Chandler Downtown Airport Traffic Pattern Zone

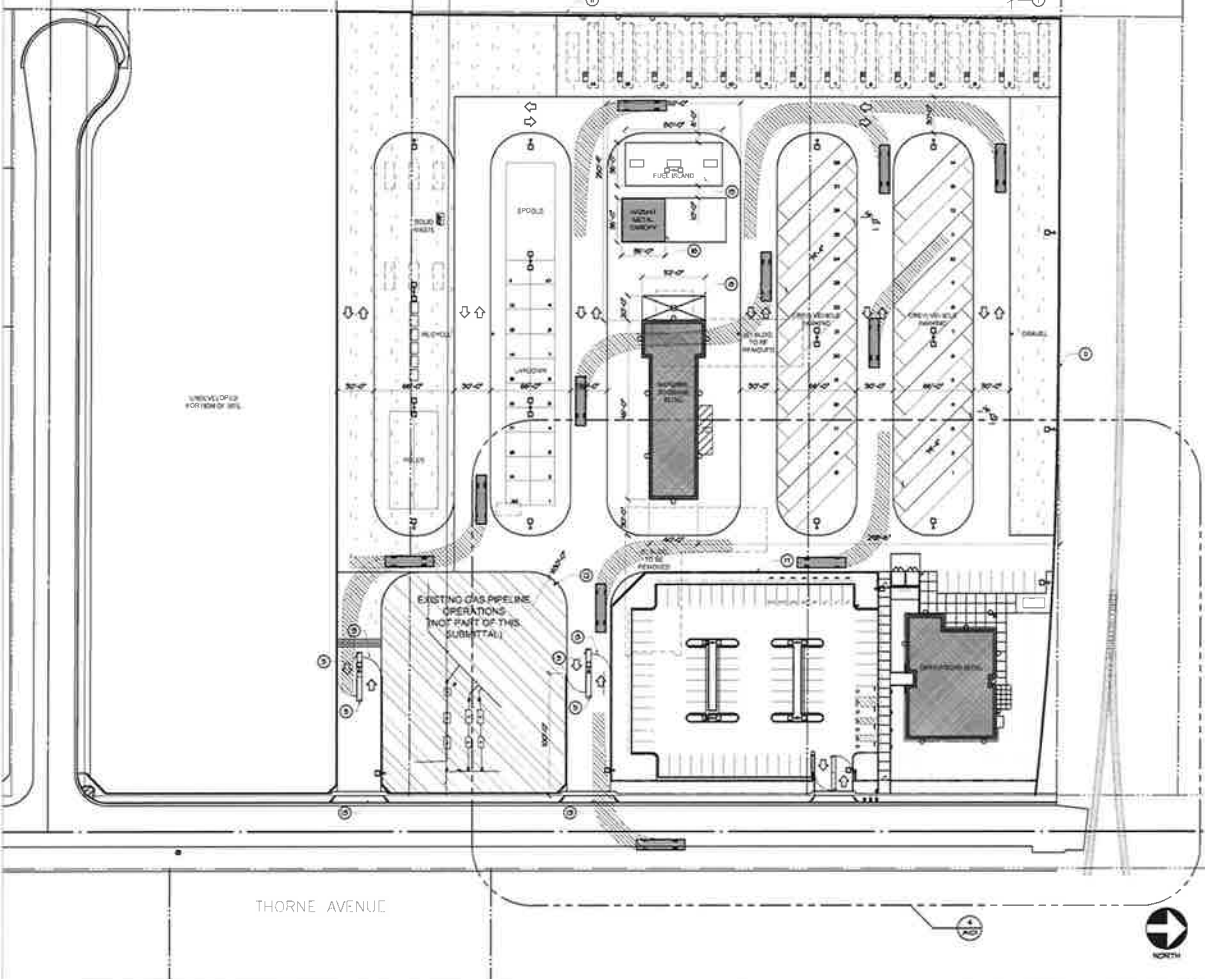
Subject Property

Traffic Pattern Zone



CITY OF FRESNO NOTES AND REQUIREMENTS FOR ENTITLEMENT APPLICATIONS

1. APPROVAL OF THE INITIAL PERMIT FOR THE PROJECT SHALL BE SUBJECT TO THE CITY OF FRESNO'S REVIEW AND APPROVAL OF THE PROJECT'S DESIGN AND CONSTRUCTION. THE CITY OF FRESNO SHALL REVIEW THE PROJECT'S DESIGN AND CONSTRUCTION TO ENSURE THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF FRESNO'S ZONING ORDINANCE AND OTHER APPLICABLE REGULATIONS. THE CITY OF FRESNO SHALL REVIEW THE PROJECT'S DESIGN AND CONSTRUCTION TO ENSURE THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF FRESNO'S ZONING ORDINANCE AND OTHER APPLICABLE REGULATIONS.
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SITE PLAN

SCALE: 1" = 40'-0" 14

KEYNOTES

1. GREEN OPERATIONS PROJECT TRAILERS
2. BICYCLE PARKING WITH 10 STALLS ON CONCRETE PAD
3. 8' GATE AT END OF DRIVE
4. 14' GATE AT END OF DRIVE
5. GARDEN
6. REFER TO CITY OF FRESNO STANDARD SPECIFICATIONS TO BE SUBMITTED TO PFD & SVA/PGI FOR SEPARATE REVIEW
7. 8" GATE AT END OF DRIVE
8. 3'-0" VEHICLE OVERHANG SHOWN DAMAGED
9. 8'-0" DISCREPANT CONCRETE PLANK WALL. SEE VARIANCE REQUEST # 2019-001
10. PROPOSED NON-FIRE HYDRANT, TYP. OF 8" ON SITE
11. PROPOSED NON-DRIVE APPROACH TO CITY OF FRESNO STANDARD SPECIFICATIONS TO BE SUBMITTED TO PFD & SVA/PGI FOR SEPARATE REVIEW
12. REFER TO CITY OF FRESNO STANDARD SPECIFICATIONS TO BE SUBMITTED TO PFD & SVA/PGI FOR SEPARATE REVIEW
13. 8" METAL LANDSCAPE OVER LANDSCAPE MATERIAL. SCENE FENCE OVER 8" CONCRETE GARDEN

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING TO BE REMOVED
- EXISTING PROPERTY LINE
- LANDSCAPE
- CONCRETE
- GRAVEL
- THIS AREA NOT PART OF THIS SUBMITTAL
- POLE LIGHTS
- HALL-MOUNTED LIGHT
- TRUCK TURNING RADIUS

AREA SUMMARY

AREA	AREA
315,434	GRASS PROJECT SITE AREA
52,330	NET PROJECT SITE AREA
6,641	PROPOSED OPERATIONS BUILDING AREA
1,220	PROPOSED MATERIAL STORAGE BUILDING AREA
15,411	BUILDING FOOTPRINT
13,237	ASPH PAVED AREA
14,242	GRAVEL PAVED AREA
15,845	LANDSCAPE AREA

PARKING SUMMARY

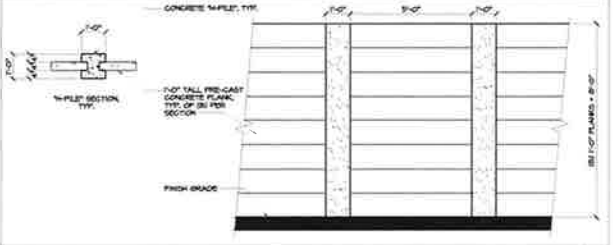
TYPE	SPACES
STANDARD	30
HANDICAP	2
BICYCLE	10
TRUCK	1
RATIO OF PARKING SPACES TO FLOOR AREA	

GENERAL NOTES

- A. SEE SHEET 8000 FOR TYPICAL GENERAL NOTES AND APPLICABLE DESCRIPTION OF PROJECT SCOPE.
- B. FOR CONCRETE, A.G. PAVING, PLANTER, AND LANDSCAPING IMPROVEMENTS SEE CIVIL AND LANDSCAPE. NOT SHOWN FOR CLARITY.
- C. FOR PROPERTY METES AND BOUNDARIES, REFER TO CIVIL.
- D. GATES AND HILLSLOPES SHALL BE 4" TALL MINIMUM.

KEYNOTES, LEGEND, GENERAL NOTES, & SUMMARIES

CITY OF FRESNO NOTES & REQUIREMENTS



8'-0" TALL PRE-CAST CONCRETE PLANK FENCE

SCALE: 1/2" = 1'-0" 5

NOT FOR CONSTRUCTION

PC&E THORNE AVENUE YARD  
GC UPGRADES  
211 N THORNE AVE  
FRESNO, CA

PREP: 15-4164  
DATE: 10/1/2014

A100

TETER, LLP  
ARCHITECTS ENGINEERS CONTRACTORS