



# 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  
AIORPT COMPATIBILITY LAND USE POLICY PLAN :**

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

CONSISTENT  CONSISTENT WITH CONDITIONS  INCONSISTENT

**DATE OF SUBMISSION:** 04/02/2019  
**PROJECT NAME:** The Orchards II  
**APPLICANT INFORMATION-AGENCY/COMPANY:** Wright Equities, Inc.  
**CONTACT NAME:** Brian Wright  
**TITLE:** President **ADDRESS:** 7543 N. Ingram Ave., #108  
**PHONE:** 559-259-5129 **EMAIL:** brian@wrightequities.com

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

Brenda Veenendaal  
Senior Regional Planner  
559.233.4148 Ext. 219  
brendav@fresnocog.org



**Fresno Council  
of Governments**

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

**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/A	Y	

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

## **OPERATIONAL STATEMENT**

The project application shall consist of a Site Plan Review Application for the Proposed Site. The current Zoning designation of RM-2/UGM/cz allows for the proposed multi-family residential use and the Planned Land Use Designation of RUN – Residential Urban Neighborhood (as noted on the City’s Interactive Mapping Viewer) indicates a density that will support 16 dwelling units per acre to 30 dwelling units per acre.

The Proposed Project Site will expand an existing apartment complex located on the adjacent parcel, to the east. The Proposed Project Site will utilize the existing driveway system and access points of the existing development. The existing development, located at 5034 W. Bullard Avenue (APN: 506-130-10) was approved in 2003, under C.U.P.# C-02-291.

The project shall consist of the construction of sixty four (64) multi-family dwelling units situated on 3.73 acres, located on the north-east corner of Bullard Avenue and Dante Avenue (APN: 506-130-36S), within the Bullard Community Plan area in northwest Fresno. All units will be rented at market rates. The marketing name for this community will remain “The Orchards”.

Anticipated build-out will be performed in one phase. The project construction will consist of eight multi-family buildings, carports and garages and the necessary landscaping and pedestrian entry at the main entry to the proposed development on Bullard Avenue with additional pedestrian access gates at Dante Avenue.

The living units will range in size from 774 square feet (1-BR Unit) to 904 square feet (2-BR Unit), with a distribution of 1- and 2-bedroom units. There will be ample open space throughout the project. The project will be gated, and will feature the use of the existing entry gates located at Bullard Avenue. The architecture of the proposed buildings will match the design of the existing development, of which it will become a part.

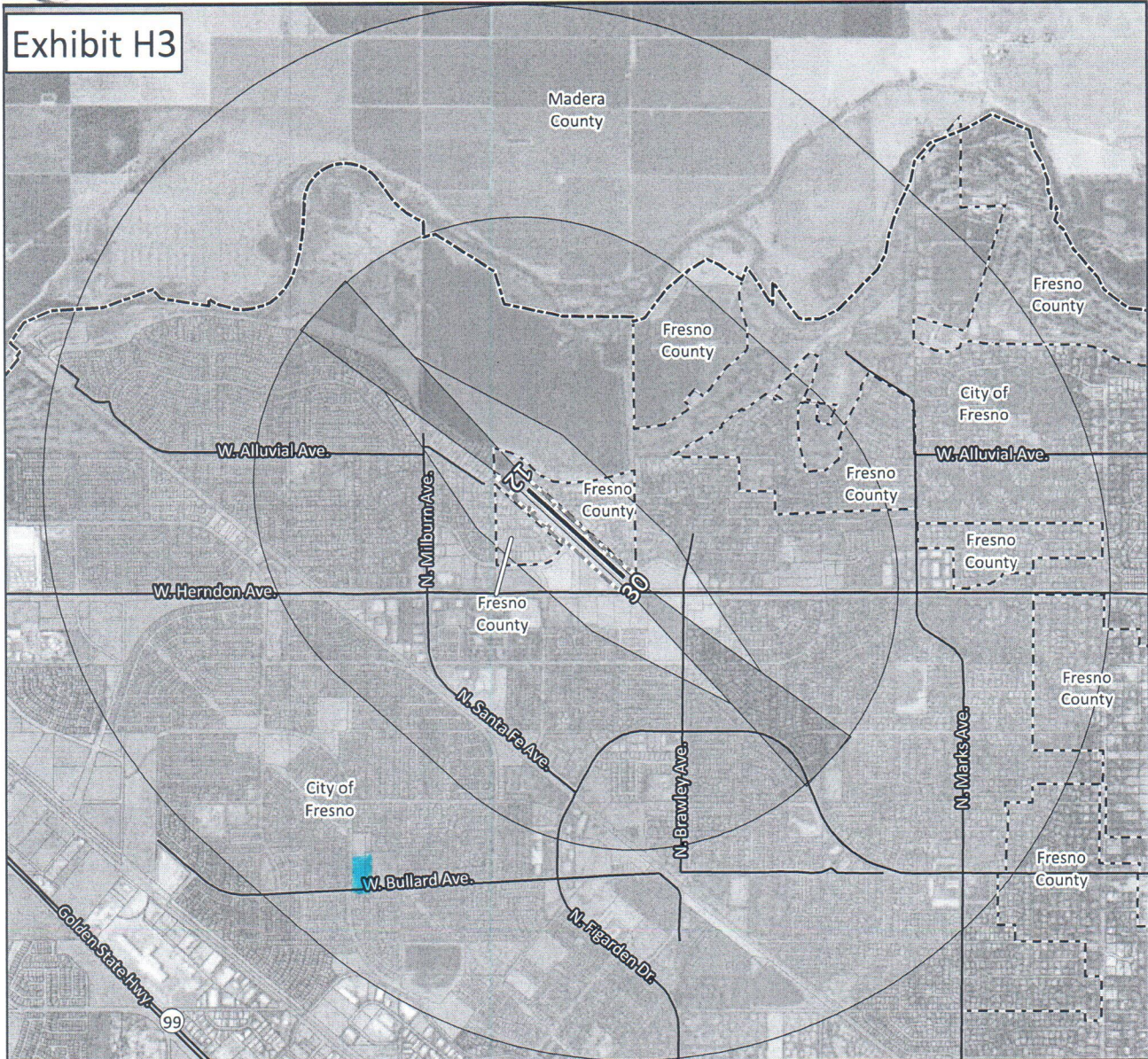
Anticipated start of construction for this project is Q3 2019, with a projected completion of Q3 2020.

## **POTENTIAL ENVIRONMENTAL EFFECTS**

It is our opinion that the long term environmental effects relative to noise, air pollution, odors, waste by-products, and demand on infrastructure will not have a significant adverse impact on the adjacent neighboring properties, the neighborhood or the city as a whole.



Exhibit H3



LEGEND

- Runway<sup>1</sup>
- Airport Property<sup>2</sup>
- Parcel Boundary
- Municipal Boundary
- County Boundary
- Streets

Part 77 Surfaces<sup>3</sup>

- Primary Surface
- Approach Surface
- Transitional Surface
- Horizontal Surface
- Conical Surface



<sup>1</sup>FAA 5010 Master Record.

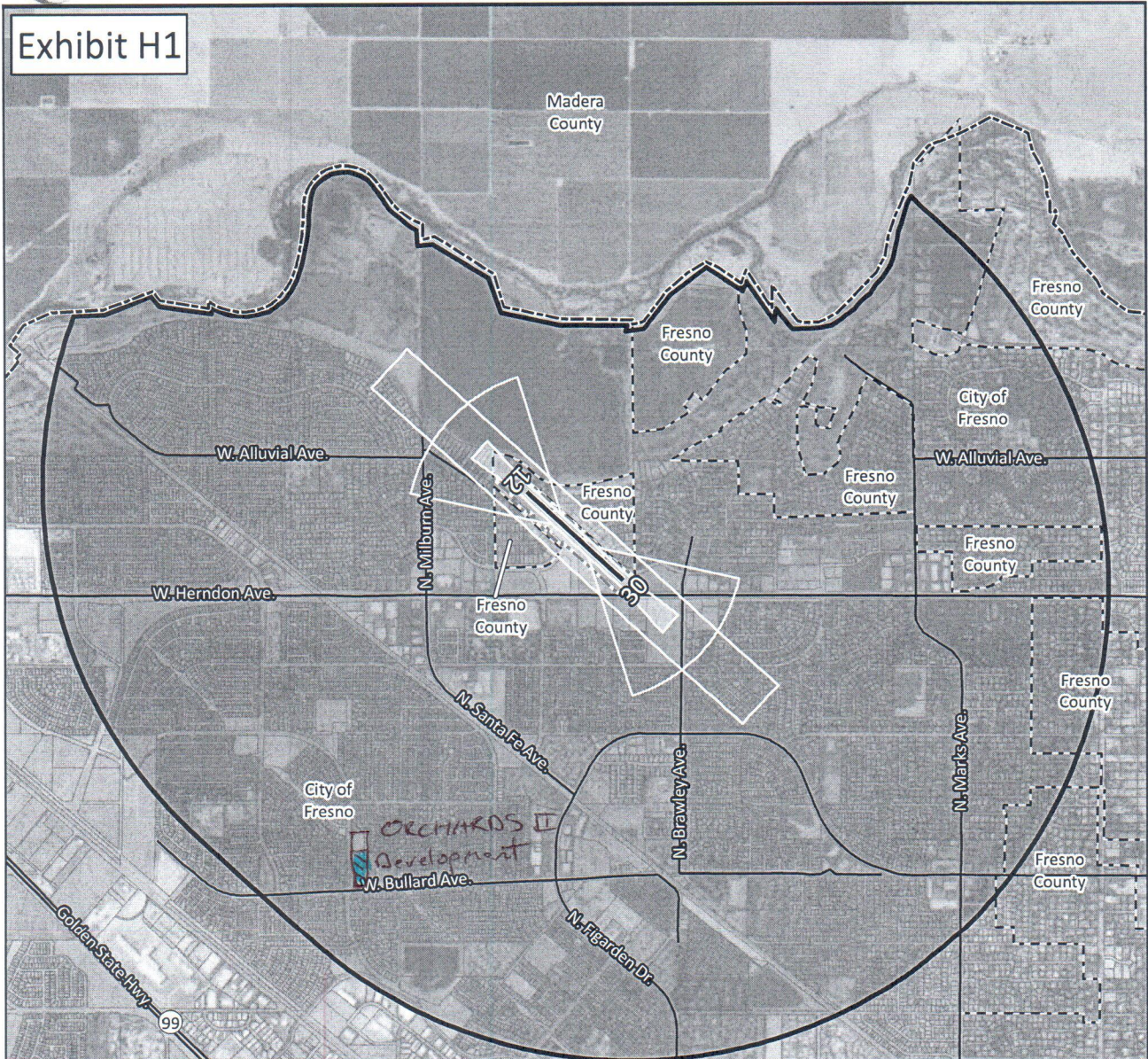
<sup>2</sup>APN's: 50103102, 50103402, 50104202, 50105001, 50104702.

<sup>3</sup>14 CFR, Subchapter E, Part 77, §77.25.

Sources: Fresno County Parcels, Fresno County Streets, ESRI Basemap Imagery (2016).



Exhibit H1

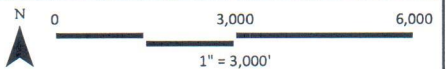


LEGEND

- Runway<sup>1</sup>
- Airport Property<sup>2</sup>
- Parcel Boundary
- Municipal Boundary
- County Boundary
- Streets
- Airport Influence Area (AIA)<sup>3</sup>

Safety Zones<sup>3</sup>

- 1. Runway Protection Zone
- 2. Inner Approach/Departure Zone
- 3. Inner Turning Zone
- 4. Outer Approach/Departure Zone
- 5. Sideline Zone
- 6. Traffic Pattern Zone



<sup>1</sup>FAA 5010 Master Record

<sup>2</sup>APN's: 50103102, 50103402, 50104202, 50105001, 50104702.

<sup>3</sup>Part 77 Conical Surface. See 14 CFR, Subchapter E, Part 77, §77.25.

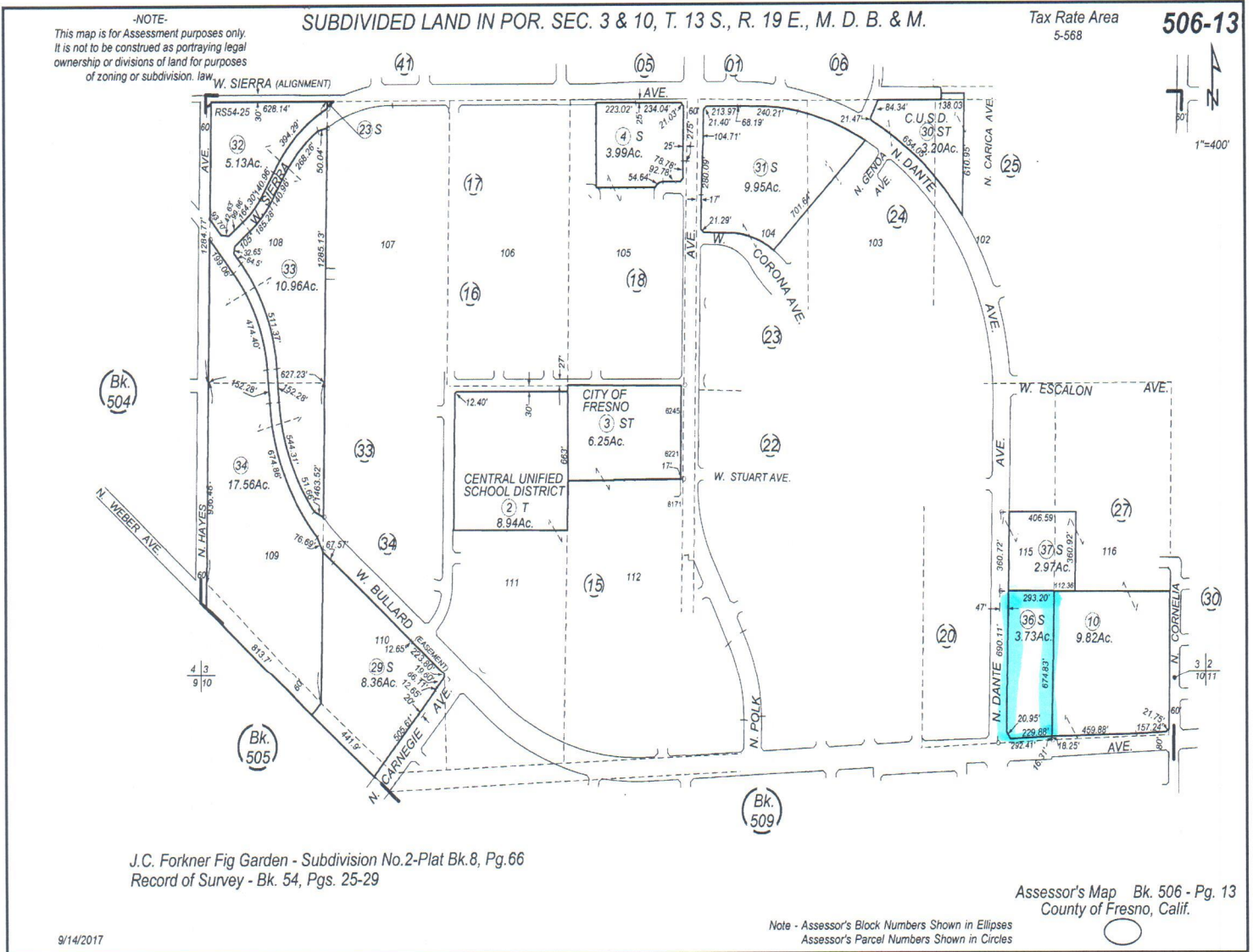
<sup>4</sup>Figure 3A, California Airport Land Use Planning Handbook (2011), and Coffman Associates Analysis. Sources: Fresno County Parcels, Fresno County Streets, ESRI Basemap Imagery (2016).



First American

myFirstAm® Tax Map

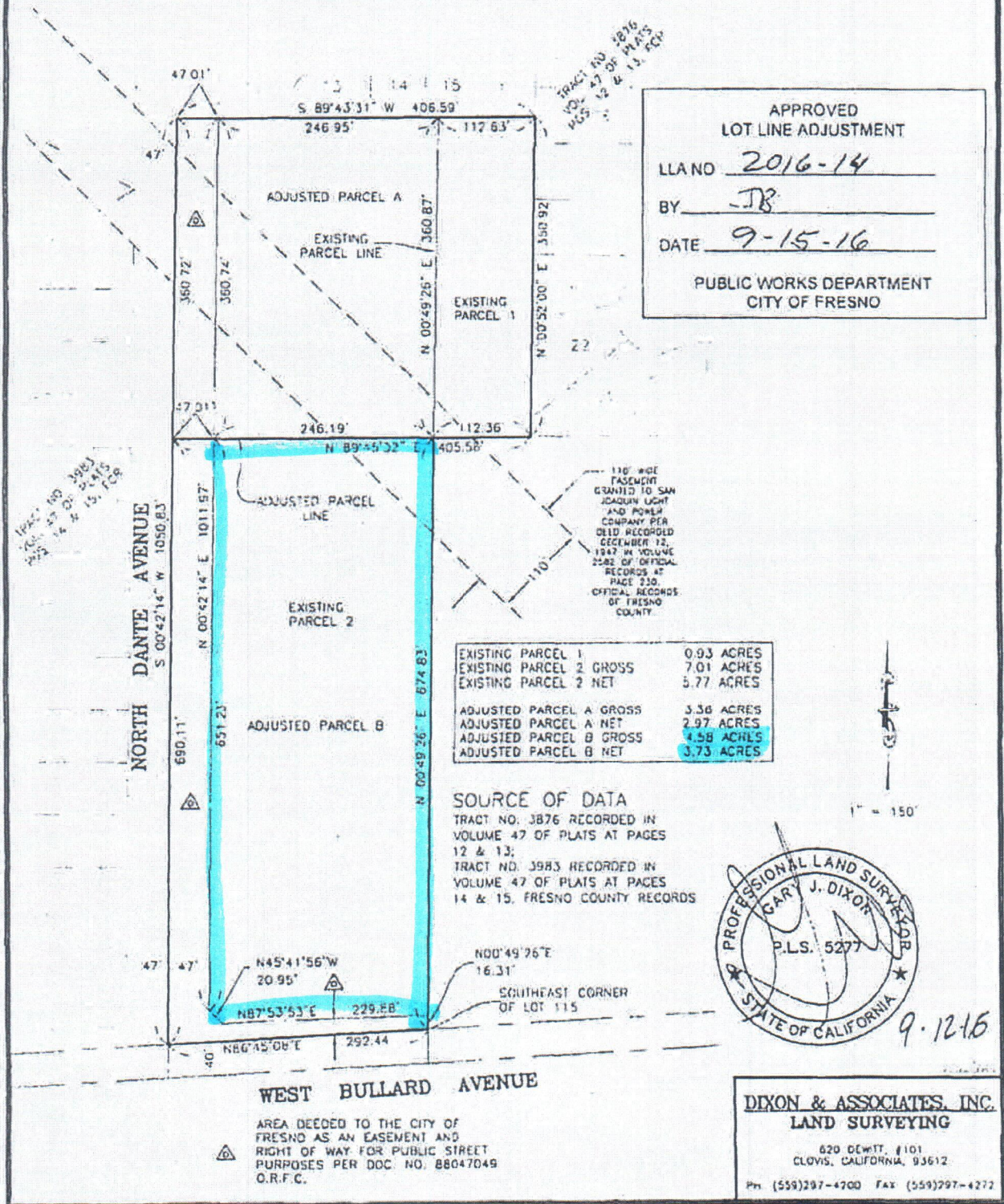
5034 W Bullard Ave, Fresno, CA 93722



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# EXHIBIT B LOT LINE ADJUSTMENT NO. 2016-14



APPROVED  
LOT LINE ADJUSTMENT

LLA NO 2016-14

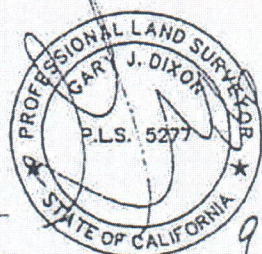
BY JR

DATE 9-15-16

PUBLIC WORKS DEPARTMENT  
CITY OF FRESNO

EXISTING PARCEL 1	0.93 ACRES
EXISTING PARCEL 2 GROSS	7.01 ACRES
EXISTING PARCEL 2 NET	5.77 ACRES
ADJUSTED PARCEL A GROSS	3.38 ACRES
ADJUSTED PARCEL A NET	2.97 ACRES
ADJUSTED PARCEL B GROSS	4.58 ACRES
ADJUSTED PARCEL B NET	3.73 ACRES

**SOURCE OF DATA**  
 TRACT NO. 3876 RECORDED IN  
 VOLUME 47 OF PLATS AT PAGES  
 12 & 13;  
 TRACT NO. 3983 RECORDED IN  
 VOLUME 47 OF PLATS AT PAGES  
 14 & 15, FRESNO COUNTY RECORDS



9.12.16

**WEST BULLARD AVENUE**

AREA DECEDED TO THE CITY OF  
 FRESNO AS AN EASEMENT AND  
 RIGHT OF WAY FOR PUBLIC STREET  
 PURPOSES PER DOC. NO. 88047049  
 O.R.F.C.

**DIXON & ASSOCIATES, INC.**  
 LAND SURVEYING

620 DEWITT, #101  
 CLOVIS, CALIFORNIA, 93612

Ph (559)297-4700 FAX (559)297-4272