

## FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

**Date:** Thursday, December 5, 2022  
**Time:** 2:00 p.m.  
**Place:** COG Sequoia Conference Room  
2035 Tulare St., Suite 201, Fresno, CA

### 1. CALL TO ORDER

A meeting of the Fresno County Airport Land Use Commission (ALUC) was called to order by Chairman Duarte at 2:02 p.m.

#### A. Pledge of Allegiance

#### B. Roll Call

**PRESENT:** **Commissioners:** Ron Duarte, John Krikorian, Mark Davis, Jon Bartel  
**Proxies:** Ari Martinez, Anthony Jewell

**ABSENT:** **Commissioners:** Sal Quintero, Nathan Magsig, Ray Remy  
**Proxies:** Dwight Kroll

#### **OTHERS ATTENDING:**

Brenda Veenendaal, Fresno COG  
Lindsay Beavers, Legal Counsel  
Stephanie Maxwell, Fresno COG

### 2. Action/Discussion Items

#### A. August 1, 2022 ALUC Action Summary

A motion was made by Commissioner Kroll and seconded by Commissioner Davis to approve the August 1, 2022 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

#### B. City of Fresno Plan Amendment/Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505 (Brenda Veenendaal) [ACTION]

Brenda Veenendaal reported on this item. The City of Fresno Planning and Development Department requested an ALUC review and finding of Consistency for a Plan Amendment/Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505.

The project site was located at 49 West Fir Avenue in Pinedale, CA, within Fresno Yosemite International Airport's (FAT) Safety Zone 7 – Precision Approach Zone. It did not sit within FAT's noise contours.

Plan Amendment/Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505 were submitted by Roger Hurtado of Centerline Design, LLC.

Plan Amendment Application No. P22-00507 proposed to amend the Fresno General Plan and Pinedale Specific Plan to change the planned land use designations for the subject property from Residential – Medium Density (±1.23) to Commercial General (±1.23 acres).

The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (Residential Single-Family, Medium Density) (±1.23 acres) zone district to the CG (Commercial General) (±1.23 acres) zone district in accordance with the Plan Amendment Application.

Related Development Permit Application No. P22-00505 requested authorization to construct an 11,520 square foot medical clinic across six parcels. The project proposes on and off-site improvements including but not limited to: curbs, gutters, and sidewalks; landscaping; and guest, and employee parking. The only prohibited use for projects sitting within Zone 7 of FAT was hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

Other development conditions for Zone 7 state that no object shall have a height that would penetrate the airspace protection surface of the airport. This project's maximum height is 28 feet. The City of Fresno submitted the FAA's Notice Criteria Tool results (attached) stating that this project does not exceed Notice Criteria.

An Initial Study/Mitigated Negative Declaration would be prepared for this project and required adoption with project approval.

A representative with the City of Fresno's Development was present to answer questions.

A motion was made by Commissioner Davis and seconded by Commissioner Martinez to approve a Finding of Consistency for City of Fresno Plan Amendment/Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505. A vote was called for and the motion carried.

**C. Amendment to the Fresno County ALUCP – (Brenda Veenendaal) [DISCUSSION]**

Brenda Veenendaal reported on this item. At the direction of this commission, in mid-2021 ALUC staff worked with Coffman Associates to draft amendments to the Fresno County Airport Land Use Compatibility Plan (ALUCP) that were adopted in December 2021. The amendment process originally centered around a number of main tasks, but some of them could not go forward as part of the amendment due to a delay in FAA review and approval processes. The following tasks were still outstanding:

**Preparing Updated Safety Zones for Fresno-Chandler Executive Airport**

Based on the revised Airport Layout Plan for Fresno-Chandler Executive Airport submitted to the FAA for review in June 2021, updated safety zones were prepared based on the examples from the 2011 California Airport Land Use Planning Handbook. Through communication with the City of Fresno Airports Department, the revised Airport Layout Plan did not include a planned runway extension to 4,000 feet. Therefore, the future runway length would remain in the current condition, which is 3,627 feet. Accordingly, the zones had to be changed to reflect the Handbook's zones for short general aviation runways with lengths less than 4,000 feet.

### **Updating Fresno-Chandler Executive Airport Exhibits**

Based on the updated Airport Layout Plan for Fresno-Chandler Executive Airport submitted to the FAA for review in June 2021, the following exhibits in Appendix C were revised:

- Exhibit C1 – Airport Influence Area and Safety Zones
- Exhibit C2 – Future Noise Contours
- Exhibit C3 – 14 CFR Part 77 Airspace Services (derived from Master Plan Update)
- Exhibit C4 – Airport Layout Plan (derived from Master Plan Update)
- Exhibit C5 – Existing Land Use Parcels
- Exhibit C6 – Zoning Parcels
- Exhibit C7 – General Plan Parcels
- Exhibit C8 – Compatibility Factors

It was assumed that the underlying land use mapping for Exhibits C5, C6, and C7 would not be updated during this process. The City of Fresno Department of Airports had been communicating with the FAA and, following the FAA's request, amended and submitted the ALP for final approval. Therefore, Fresno Airports requested the ALUC staff take steps necessary to move forward with a 2023 ALUCP amendment. However, amendments were initiated by the ALUC. Therefore, staff is looking for direction from the commission before initiating the amendment process.

If the amendment process was initiated, there may be additional amendments to the ALUCP as needed. Earlier this year the ALUC received a complaint that the ALUCP list's Reedley Airport's runway length incorrectly. The ALUC members should discuss the process for review of any potential error, and, if it is different than what is currently listed in Reedley's Airport Layout Plan and the ALUCP, the process for amending Reedley's Appendix chapter.

Direction was given to the ALUC staff to move forward with the ALUCP amendment research and initiation as soon as possible.

### **3. Other Business**

#### **A. Items From Members**

#### **B. Items From Staff**

Brenda Veenendaal informed the ALUC that they needed to select a proxy if they did not have one, so that if a commissioner could not attend a meeting they could send their proxy.

Upcoming 2023 meeting dates (regular schedule)

- February 6
- April 3

### **4. Public Presentations**

This portion of the meeting was reserved for persons wishing to address the ALUC on items within its jurisdiction but not on this agenda. **Note: Prior to action by the ALUC on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes.**

**None**

A Motion was made by Commissioner Kroll and seconded by Commissioner Davis to adjourn the meeting at 2:00 pm. A vote was called for and the motion carried.