

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, June 5, 2023
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, Ray Remy, John Bartel
Proxies: John Krikorian, Ari Martinez, Nicole Zieba, Mark Davis

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

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Lindsay Beavers, Legal Counsel
Stephanie Maxwell, Fresno COG
Drew Wilson

2. **Action/Discussion Items**

A. **December 5, 2022 ALUC Action Summary**

A motion was made by Commissioner Davis and seconded by Commissioner Krikorian to approve the December 5, 2022 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. **City of Fresno Central Southeast Specific Plan (Brenda Thomas) [ACTION]**

Brenda Thomas reported on this item. The City of Fresno requests ALUC review and a Finding of Consistency for the adoption of their [Central Southeast Specific Plan](#) (CSESP) which included a rezone and general plan amendment. The Specific Plan Area is approximately 2,000 acres just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east. Additionally, the Specific Plan Area was located within the Roosevelt Community Plan area and overlaps a portion of the Butler/Willow Specific Plan area. A vicinity map was attached for your reference and the plan itself is linked above and [here](#). Staff has requested an overlay map of the CSESP and the Fresno Yosemite International's (FAT) ALUCP Safety

Zones. It was not yet available at the time this agenda was posted, but it will be attached ASAP.

Adoption of the plan would require repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan and an amendment to the City of Fresno General Plan land use map. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the CSESP is to refine and build upon the General Plan goals for the area through specific guiding principles, goals, and strategies that were developed based on resident and stakeholder feedback to improve the coordination of public and private development, given the unique opportunities and characteristics of the plan area.

The northeast portion of the plan's boundaries sits within FAT's Safety Zone 6 – Traffic Pattern Zone. Zone 6 carries few requirements, with no limit on the number of dwelling units allowed per acre. The maximum non-residential intensity is 300 persons per acre, so no outdoor stadiums or similar uses with very high intensity uses would be permitted. Hazards to flight would also be prohibited in this zone which included physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Therefore, any proposed land use changes should be consistent with these limits required within the safety zone.

Other development conditions for Zone 6 state that no object shall have a height that would penetrate the airspace protection surface of the airport. All projects would need to follow the FAA 7460 review process to determine an obstruction.

It does not sit within the airport's noise contours or the Vulnerable Occupants Review Area (VORA).

ALUCP Section 2.8.2 states that since the plan consists of only generalized land use designations without project details (e.g., site layout, density/intensity, building heights), land use projects within the Specific Plan area will need to seek a Finding of Consistency from the ALUC if they include one of the following:

- A land use plan amendment or rezoning application
- A determination from the FAA that it will constitute a hazard or obstruction to air navigation
- Characteristics that may result in the creation of a hazard to air navigation

A motion was made by Commissioner Davis and second by Commissioner Remy to approve a Finding of Consistency for City of Fresno's Central Southeast Specific Plan. A vote was called for and the Motion carried.

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

Brenda Thomas reported on this item. The Fresno-Chandler Executive Airport Master Plan was approved by the FAA in May 2023. Due to changes in the Fresno-Chandler Airport Layout Plan resulting from the updated master plan approval, certain exhibits in the Fresno County Airport Land Use Compatibility Plan require updating. This triggers a need to amend the Fresno County Airport Land Use Compatibility Plan (ALUCP). Working with ALUC staff, airport

consultant Coffman Associates will complete the required work within four months as part of ALUCP Amendment #2.

Amendment #2 Scope of Service Deliverables:

1. 20-year forecast noise contours for Fresno-Chandler Executive Airport
2. Revised safety zones for Fresno-Chandler Executive Airport
3. Revised Appendix C Exhibits
4. ALUC and public outreach meeting materials
5. Updated pdf version of the amended ALUCP

Additional amendments were originally discussed but are unfeasible at this time. Staff provided an update on those items at the meeting.

Major ALUCP amendments cannot be done more than once per calendar year. The last amendment to the plan, Amendment #1, was approved in December 2021. To request additional changes to the plan contact ALUC staff member Brenda Thomas at bthomas@fresnocog.org or 559-233-4148.

The current plan was located on the Fresno Council of Governments webpage at the following link: [Airport Land Use Commission of Fresno County - Fresno Council of Governments \(fresnocog.org\)](https://www.fresnocog.org/Airport-Land-Use-Commission-of-Fresno-County-Fresno-Council-of-Governments)

A motion was made by Commissioner Remy and seconded by Commissioner Krikorian to approve the amendment scope and amendment initiation.

3. Other Business

A. Items From Members

None

B. Items From Staff

Upcoming 2023 meeting dates (regular schedule)

- August 7
- October 2
- December 4

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 Remy and seconded by Commissioner Davis to adjourn the meeting at 2:36 pm. A vote was called for and the motion carried.