

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, October 2, 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 2:01 p.m.

A. Pledge of Allegiance

B. Roll Call

PRESENT: **Commissioners:** Ron Duarte, Ray Remy, Jon Bartel
Proxies: John Krikorian, Mark Davis, Dwight Kroll

ABSENT: **Commissioners:** Sal Quintero, Nathan Magsig,
Proxies: Nicole Zieba, Ari Martinez

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Lindsay Beavers, Legal Counsel
Stephanie Maxwell, Fresno COG
Jennifer Rodriguez, Fresno COG
Rob Holt, City of Fresno

2. Action/Discussion Items

A. August 7, 2023 ALUC Action Summary

A motion was made by Commissioner Kroll and seconded by Commissioner Davis to approve the August 7, 2023 Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. September 6, 2023 ALUC Special Meeting/Public Hearing Action Summary

A motion was made by Commissioner Davis and seconded by Commissioner Kroll to approve the September 6, 2023, Fresno County Airport Land Use Commission Special Meeting Action Summary. A vote was called for and the motion carried.

C. City of Fresno Municipal Code Text Amendment Application No. P23-02808 (Brenda Thomas) [ACTION]

Brenda Thomas reported on this item. The City of Fresno had filed Text Amendment Application No. P23-02808 which pertained to all property within the City of Fresno limits. The City of Fresno was requesting authorization of an amendment to Fresno Municipal Code Section 15-3314, Subsection E relating to the language relative to the required appeal hearing date. The current Code required that the City schedule a

hearing date of an appeal of a subdivision project within 30 days of the filed appeal date. The City of Fresno requested an amendment from 30 days to 45 days to be consistent with a recent change to the Subdivision Map Act Section 66452.5, which changed the appeal date to 45 days.

The City of Fresno did not project that this text amendment would affect the airports or airport land use issues as it is a simple clean up that provided consistency with appeal hearing dates for subdivision projects.

Rob Holt with the City of Fresno gave an explanation on the 45-day review to be consistent with the appeal hearing dates for the Subdivision projects.

A motion was made by Commissioner Davis and seconded by Commissioner Bartel to approve a Finding of Consistency for City of Fresno's Municipal Code Text Amendment No. P23-02808. A vote was called for and the motion carried.

D. County of Fresno Request for Finding of Consistency for Initial Study No. 7504, General Plan Amendment No. 555 and Amendment Application No 3832 (Jennifer Rodriguez) [ACTION]

Jennifer Rodriguez reported on this item. The County of Fresno requested a Finding of Consistency for Initial Study Application No. 7504, General Plan Amendment Application No. 555, and Amendment Application No. 3832 submitted by Roger Van Groningen.

General Plan Amendment No. 555 proposes to amend the Land Use Element of the County-adopted Selma Community Plan to redesignate an 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial.

Amendment Application No. 3832 proposes to rezone both parcels from the existing zoning of AE-20 (Exclusive Agricultural, 20-acre minimum) Zoning District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property.

An Initial Study was prepared with a Mitigated Negative Declaration.

A small Southwest section of the 18.56-acre parcel on 8309 E. Manning Ave sits within Selma Airport's Airport Influence Area (AIA) in Safety Zone 6—Traffic Pattern Zone (TPZ). The other parcel on 9073 S. Leonard Ave is not within the airport's AIA.

The maximum non-residential intensity for Safety Zone 6 is 300 persons per acre. The only prohibited uses are hazards to flight, such as physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and outdoor stadiums, and similar uses with very high intensity uses.

The subject property does not sit within the airport's noise contours, so it was not subject to the noise compatibility criteria.

A motion was made by Commissioner Kroll and seconded by Commissioner Davis to approve a Finding of Consistency for Initial Study Application No. 7504, General Plan Amendment Application No. 555, and Amendment Application No. 3832 submitted by Roger Van Groningen. A vote was called for and the motion carried.

E. Fresno County ALUCP Amendment #2 Review and Approval – (Brenda Thomas) [ACTION]

Brenda Thomas reported on this item. The Fresno-Chandler Executive Airport Master Plan had been approved by the FAA in May 2023. Resulting changes to Fresno-Chandler's Airport Layout Plan (ALP) which involve removing all references to a future runway length extension, triggered a need to amend the Fresno County Airport Land Use Compatibility Plan (ALUCP) Appendix C exhibits.

In June 2023, the Commission engaged Coffman Associates to prepare Amendment #2 to the ALUCP. On September 1, the draft ALUCP Appendix C exhibit C1 was released for review and comment via public hearing notice and direct email notification. A public hearing was held at a Special Meeting of the commission on September 6, 2023, as required, regarding Fresno-Chandler Executive Airport's AIA changes. No comments on the AIA change or other exhibit amendments have been received to date.

Fresno-Chandler Executive Airport's updated ALUCP Final Draft Exhibits are attached for review and approval:

- 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

As outlined in Section 15164(b) of the State CEQA Guidelines, a lead agency may prepare an Addendum to a previously approved and adopted Negative Declaration if “some changes or additions are necessary but none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Negative Declaration have occurred.”

ALUC's consultant firm, Coffman Associates, presented the exhibits and answered questions from the Commission regarding the Amendment #2 exhibit updates.

A motion was made by Commissioner Bartel and seconded by Commissioner Davis to approve the Fresno County Airport Land Use Compatibility Plan Amendment #2, and the Addendum to the Initial Study/Negative Declaration, adopted on December 10, 2018, by attached resolution. A vote was called for and the motion carried.

3. Other Business

A. Items From Members

Commissioner Remy informed the Committee that Reedley Airport was having an open house on October 7, 2023, and all were welcome.

B. **Items From Staff**

Upcoming 2023 meeting dates (regular schedule)

- December 4

2024 meeting dates

- February 5
- April 1
- June 3

4. **Public Presentations**

This portion of the meeting is 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

5. **Adjourn**

A Motion was made by Commissioner Kroll and seconded by Commissioner Davis to adjourn the meeting at 2:20 p.m. A vote was called for and the motion carried.