

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, April 7, 2025
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 2:00 p.m.

A. Pledge of Allegiance

B. Roll Call

PRESENT: **Commissioners:** Ron Duarte, Alma Beltran
Proxies: Dwight Kroll, Ulysses Chiati

ABSENT: **Commissioners:** Sal Quintero, Nathan Magsig, Mark Davis, Ray Remy, John Krikorian
Proxies: Nicole Zieba, Ari Martinez

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Lindsay Beavers, Legal Counsel
Robert Holt, City of Fresno

2. Action/Discussion Items

A. October 7, 2024, ALUC Action Summary

A motion was made by Commissioner Kroll and seconded by Commissioner Chiati to approve the October 7, 2024, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. City of Fresno Annexation and Pre-zone Applications (Brenda Thomas) [ACTION]

Brenda Thomas reported on this item. Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 (P24-04042) and Planned Development Permit Application No. P25-00027 were filed by Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, pertaining to approximately 39.51 acres of

property located on the north side of East McKinley Avenue between North Temperance and North De Wolf Avenues (7298 East McKinley

Avenue). The project was located near the border of Safety Zone 6, the Traffic Pattern Zone (TPZ) of Fresno Yosemite International Airport.

The annexation and pre-zone applications involved two properties (APNs: 310-052-27 & 310-052-26T) and the tentative tract map and planned development (proposed development) were only to be developed on APN 310-052-27.

Annexation Application No. P24-04526 requested authorization to initiate annexation proceedings for the McKinley-Temperance Reorganization No. 1b proposing incorporation of the property within the City of Fresno; and detachment from the Kings River Conservation District and Fresno County Fire Protection District.

Pre-zone Application No. P24-04527 requests authorization to pre-zone approximately 24 acres of property from the Fresno County AE-20 (Exclusive Agricultural) zone district to the City of Fresno RS-4 (Single-Family Residential, Medium Low Density) zone district and approximately 15.51 acres of property from the Fresno County AE-20 zone district to the City of Fresno OS (Open Space) zone district.

Vesting Tentative Tract Map No. 6502 (P24-04042) requested authorization to subdivide the existing property into a 122-lot single-family residential development at a density of 5.18 dwelling units per acre.

Planned Development Permit Application No. P25-00027 requested authorization to modify the RS-4 zone district development standards to allow for a portion of the subdivision to have private streets, reduced lot width, depth, and area, reduced minimum yard setbacks, and an increase in maximum lot coverage.

Safety Zone 6 – Traffic Pattern Zone has no limits on dwelling units per acre. The only prohibited use for residential projects were hazards to flights which was defined as:

- Physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations
- Land use development, such as golf courses and certain types of crops
- Hazardous Wildlife Attractants on or Near Airports, that may cause the attraction of birds to increase was also prohibited

The open land requirement is 10%. Open land requirements were intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan but may also apply to large (10 acres or more) development projects.

The subject property did not sit within Fresno Yosemite International Airport's noise contours. An airport disclosure notice is required.

A motion was made by Commissioner Beltran and seconded by Commissioner Kroll to approve a Finding of Consistency for the City of Fresno's Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 (P24-04042) and Planned Development Permit Application No. P25-00027. A vote was called for and the motion carried.

3. Other Business

A. Items from Members

B. Items from Staff

I. 2025 meeting dates:

- June 2
- August 4
- October 6
- December 1

2. Measure C Renewal Update – Staff provided and update on the Measure C Renewal process.

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.**

5. Adjourn

A motion was made by commissioner Kroll and seconded by commissioner Beltron to adjourn the meeting at 2:34 pm. A vote was called for and the motion carried.