

FRESNO COUNTY AIRPORT LAND USE COMMISSION Action Summary

Date: Monday, June 2, 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 2:02 p.m.

A. Pledge of Allegiance

B. Roll Call

PRESENT: **Commissioners:** Ron Duarte, Alma Beltran, John Krikorian
Proxies: Nicole Zieba

ABSENT: **Commissioners:** Nathan Magsig, Mark Davis, Ray Remy, Luis Chavez
Proxies: Ulysses Chiati, Dwight Kroll

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Lindsay Beavers, Legal Counsel
Rachel Hellett, Fresno COG
Stephanie Maxwell, Fresno COG
Julie Saldivar, Fresno COG

2. Action/Discussion Items

A. April 7, 2025, ALUC Action Summary

A motion was made by Commissioner Beltran and seconded by Commissioner Krikorian to approve the April 7, 2025, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. County of Fresno Unclassified Conditional Use Permit No. 3784 & Initial Study No. 8553 (Brenda Thomas) [ACTION]

Brenda Thomas reported on this item. The Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division has submitted the

subject application for a finding of consistency from the ALUC. The project proposes to allow an events venue on a 9.98-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The attached operational statement and Site Plan provide the limitations of the proposed venue). The total area of the proposed venue and parking lot is up to 2.1 acres in total, and the number of visitors is 100 guests maximum plus 10 employees.

The subject parcel is located on the Northwest corner of south Buttonwillow Avenue and east American Avenue, approximately 2.87-miles north of the nearest city limits of the City of Reedley. (APN: 333-290-15) (4931 S. Buttonwillow Ave.) (Sup. Dist. 4).

The referenced site appears to be within the Traffic Pattern Zone – Zone 6 of Reedley Municipal Airport. Within that zone the maximum non-residential intensity is 300 persons per acre, with 10% required open land.

Prohibited uses include all outdoor stadiums and similar uses with very high intensity as well as all hazards to flight such 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, as outlined in FAA's Advisory Circular 150/5200-33B
- Hazardous Wildlife Attractants on or Near Airports that may cause the attraction of birds to increase is also prohibited

Other Development Conditions:

- Airport disclosure notice required
- Airspace review required for objects > 100 feet tall
- New structures are prohibited on existing terrain that penetrates 14 CFR Part 77 surfaces
- New structures require additional airspace analysis required within the 50-foot terrain penetration buffer

The subject property does not sit within Reedley Municipal Airport's noise contours.

A motion was made by Commissioner Beltran and seconded by Commissioner Zieba to approve either a Finding of Consistency or a conditional Finding of Consistency for the Unclassified Conditional Use Permit No. 3784 & Initial Study No. 8553, dependent on keeping the event size under 300 persons per acre as represented. A vote was called for and the motion carried.

C. County of Fresno Unclassified Conditional Use Permit No. 3758 and Initial Study No. 8357 (Brenda Thomas) [ACTION]

Brenda Thomas reports the following: The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a gas station with applicable gas pumps (potential electric charging stations) and convenience store on a 1.01-acre parcel located within a Major Commercial Center (Northwest Quadrant of Dorris Avenue and Interstate 5 interchange) as defined within the Westside Freeway Subregional Plan.

The subject parcel is located on the north side of State Route 198 (Dorris Avenue) westerly adjacent to Interstate 5 within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, approximately 7.82-miles northeast of the City of Coalinga. (APN: 065-260-27s) (25014 W. Dorris Ave.) (Sup. Dist. No. 4).

The project sits within Safety Zone 6 – Traffic Pattern Zone has no limits on dwelling units per acre. The only prohibited use for residential projects is hazards to flight which is 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, which may cause the attraction of birds to increase is also prohibited

The open land requirement is 10%. Open land requirements are 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 acre or more) development projects.

The subject property does not sit within Harris Ranch Airport's noise contours.

A motion was made by Commissioner Beltran and seconded by Commissioner Krikorian to approve a Finding of Consistency for the County of Fresno Unclassified Conditional Use Permit No. 3758 and Initial Study No. 8357. A vote was called for and the motion carried.

3. Other Business

A. Items from Members

B. Items from Staff

1. 2025 ALUC meeting dates:

- August 4
- October 6
- December 1

2. Measure C Renewal Update

Commissioner Beltran gave an update on the Measure C Renewal

4. Adjourn

A motion was made by commissioner Beltran and seconded by commissioner Krikorian to adjourn the meeting at 2:44 pm. A vote was called for and the motion carried.