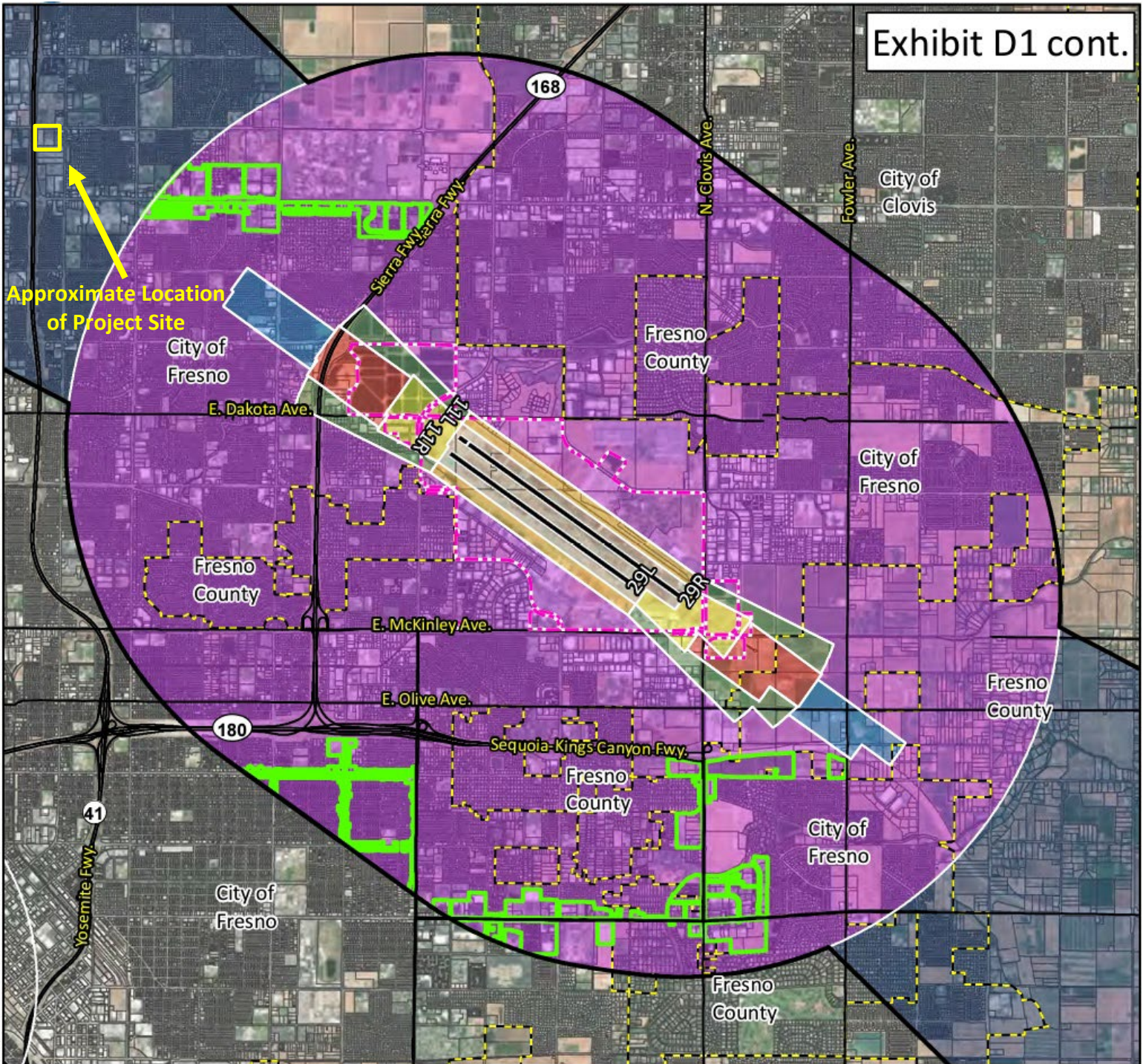


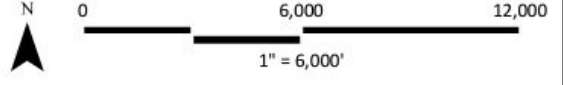
# Safety Zone Map

Exhibit D1 cont.



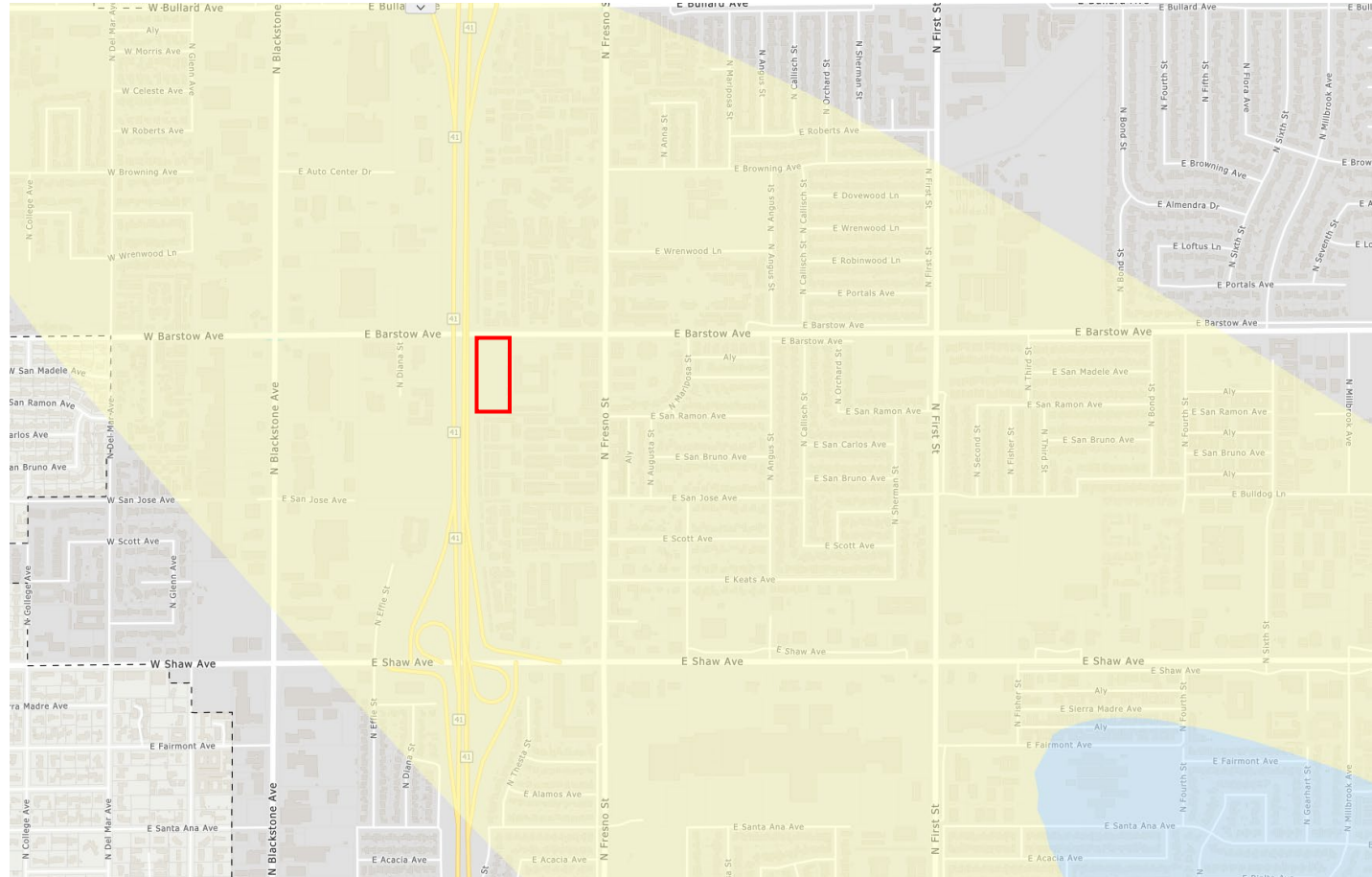
- LEGEND**
- Existing Runway<sup>1</sup>
  - - - Ultimate Runway<sup>1</sup>
  - ⋯ Airport Property<sup>1</sup>
  - ▭ Parcel Boundary
  - ⋯ Municipal Boundary
  - Streets
  - ▭ Airport Influence Area (AIA)<sup>2</sup>
  - Urban<sup>3</sup>

- Safety Zones<sup>4</sup>**
- 1. Runway Protection Zone
  - 2. Inner Approach/Departure Zone
  - 3. Inner Turning Zone
  - 4. Outer Approach/Departure Zone
  - 5. Sideline Zone
  - 6. Traffic Pattern Zone
  - 7. Precision Approach Zone



<sup>1</sup>FresnoYosemite Intl. Airport Layout Plan (2013)  
<sup>2</sup>AIA drawn from Part 77 Conical and Outer-Transitional surfaces. See 14 CFR, Subchapter E, Part 77, §77.25.  
<sup>3</sup>City of Fresno, 2018.  
<sup>4</sup>Figure 3B, California Airport Land Use Planning Handbook (2011), and Coffman Associates Analysis. Sources: Fresno County Parcels, Fresno County

# CNEL Map



- 60
- 65
- 70
- 75

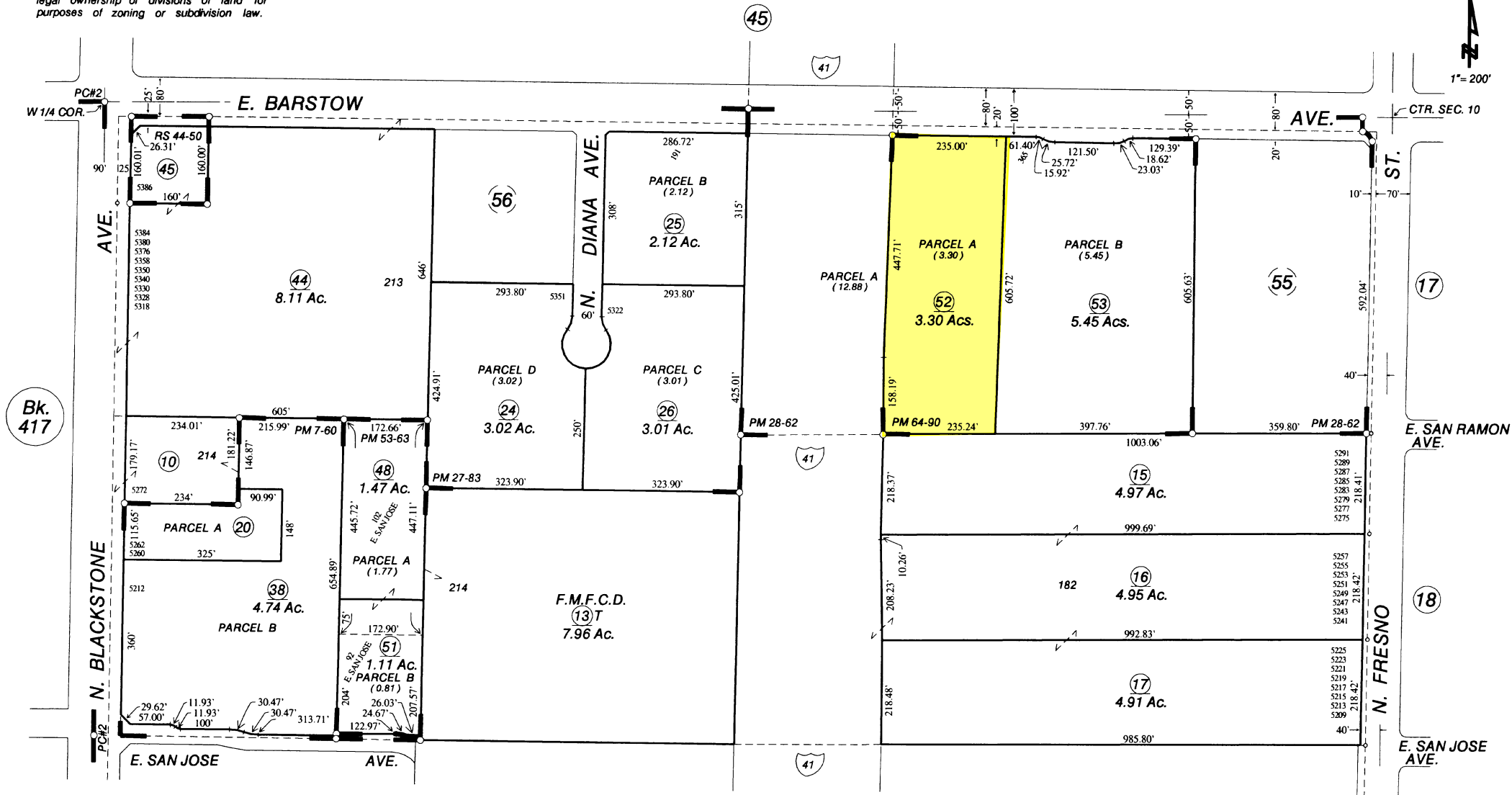
 Subject Property

SUBDIVIDED LAND IN POR. SEC. 10, T.13 S., R.20 E., M.D.B.& M.

Tax Rate Area  
5-260  
5-898

418-06

--- NOTE ---  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



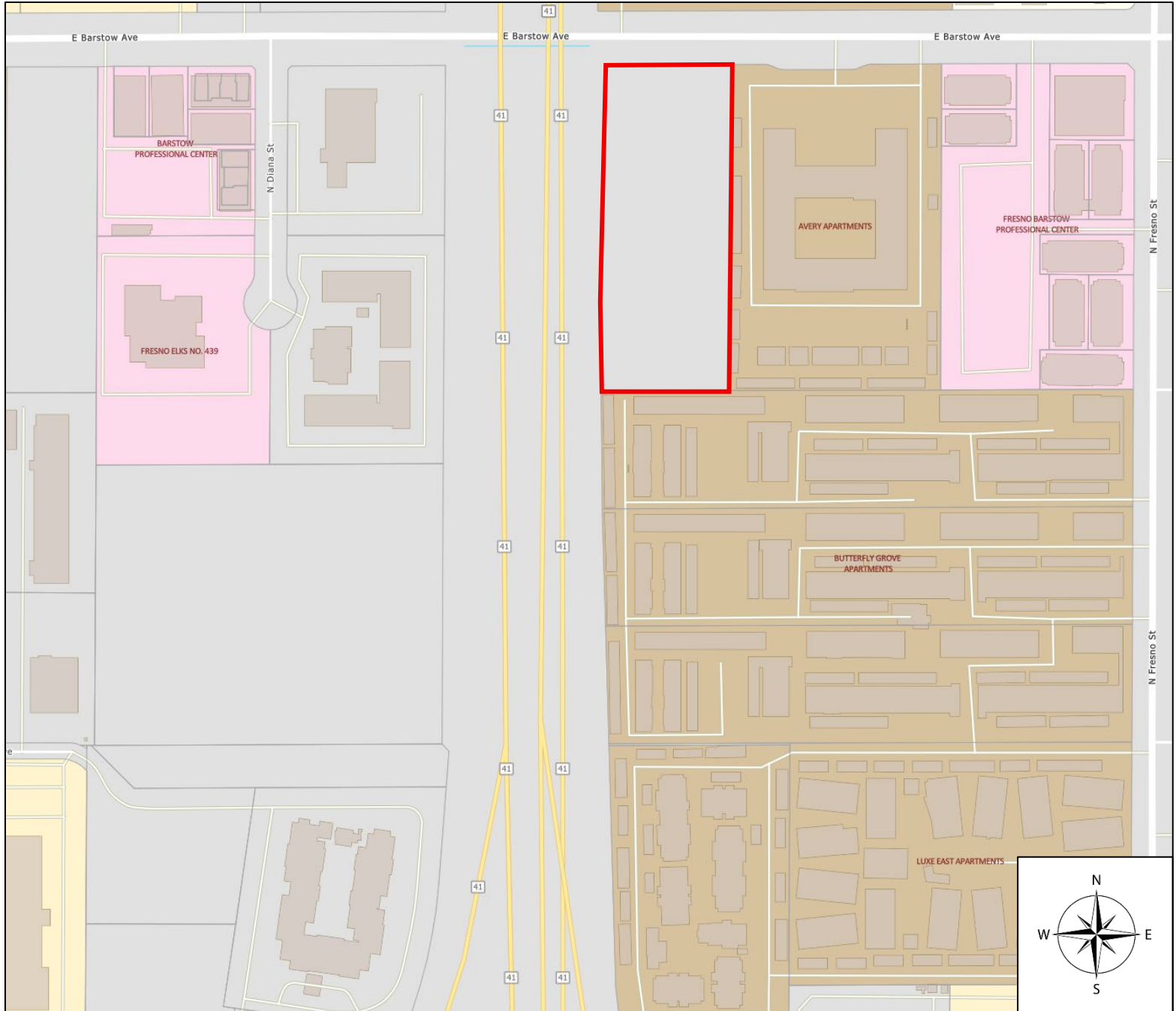
Bk. 417

- Parcel Map No. 73-14 - Bk.7, Pg.60
- Parcel Map No. 77-19 - Bk.27, Pg.83
- Parcel Map No. 77-82 - Bk.28, Pg.62
- Parcel Map No. 91-44 - Bk.53, Pg.63
- Parcel Map No. 2004-12 - Bk.64, Pgs.90 & 91
- Perrin Colony No. 2 - Amended - Plat Bk.4, Pg.68
- Record of Survey - Bk.44, Pg.50

Assessor's Map Bk. 418 - Pg. 06  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

# Rezone Exhibit



Scope of Work: Rezone the subject property from RM-1/cz to RM-1



Subject Property

## Site Information:

Address: 251 E Barstow Ave

APN: 418-060-52

Zoning: RM-1/cz

Planned Land Use: Residential –  
Medium High Density

Site Area: 3.30 acres

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## Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

P26-00729 is being submitted by City of Fresno of \_\_\_\_\_ on behalf of \_\_\_\_\_ and pertains to 3.30 acres of property located at 251 E Barstow Ave  
APN: 418-060-52 and is zoned RM-1/cz with a planned land use of Residential - Medium High Density

The applicant is requesting authorization to: \_\_\_\_\_

Rezone the subject property to remove conditions of zoning that limit development of the site

\_\_\_\_\_

The proposed development will consist of \_\_\_\_\_

\_\_\_\_\_

The existing site currently consists of \_\_\_\_\_ with \_\_\_\_\_ existing parking spaces

The proposed hours of operation are from \_\_\_\_\_ to \_\_\_\_\_ on \_\_\_\_\_

Other facts pertinent to this project are as follows:

The conditions of zoning on the property limit development of the site to 152 dwelling units that have already been constructed on the adjacent property (Avery Apartments) under a previous entitlement. Removal of the conditions of zoning on the subject property will allow for more residential units to be constructed in the future.

- 
1. Project Narrative: (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

**CITY OF FRESNO  
STATUTORY EXEMPTION  
ENVIRONMENTAL ASSESSMENT FOR  
REZONE APPLICATION NO. P26-00729**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE STATUTORILY  
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS  
PURSUANT TO SENATE BILL (SB) 131.

**APPLICANT:** City of Fresno  
Planning & Development Department  
2600 Fresno Street  
Fresno, CA 93721

**PROJECT LOCATION:** 251 East Barstow Avenue; Located on the south side of East Barstow Avenue between North Fresno Street and State Route 41 in the City of Fresno, California

APN: 418-060-52  
(Council District 4)

**PROJECT DESCRIPTION:** **Rezone Application No. P26-00729** was filed by the City of Fresno Planning & Development Department and pertains to approximately 3.30 acres of property. The project proposes to remove conditions of zoning which prohibit the development of residential units on the subject property.

**This project is exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill (SB) 131 (California Public Resources Code Section 21080.085).**

SB 131 (PRC Section 21080.085) statutorily exempts projects from the CEQA which meet the following condition:

- (a) The rezoning implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.**

***Project Complies:*** Rezone Application No. P26-00### proposes to remove existing conditions of zoning on the subject property which prohibit the development of new residential units. The conditions of zoning adopted by Ordinance No. 2004-94 limited the development of the original 8.75-acre project area to up to 152 residential student housing units. Parcel Map No. 2004-12 divided the 8.75 acre area into two separate parcels, but the conditions of zoning were applied to both newly created parcels. The eastern 5.45-acre portion was subsequently developed with the full allotted amount of 152 units, therefore eliminating the housing unit allotment for the remaining 3.3-acre portion of property. The removal of the conditions of zoning will allow for the subject property to

develop with residential uses consistent with the base zone district of RM-1 (*Medium High Density Residential, Multi-Unit*). The 2023-2031 Regional Housing Needs Allocation (RHNA) for the City of Fresno identified the subject property, Site ID 130, as having a capacity for 45 moderate-income units, which is consistent with the density of the RM-1 zone district. The removal of the conditions of zoning would serve to implement the objective of Program 1 of Goal 1 of the City of Fresno’s portion of the Multi-Jurisdictional Housing Element to “maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period” by making sure this site can be developed into the 45 moderate-income units designated for the site and included in the calculation of the City’s RHNA.

**(b) The exemption provided for under subdivision (a) does not apply to either of the following:**

**A. A rezoning that would allow for the construction of a distribution center or for oil and gas infrastructure.**

***Project Complies:*** The RM-1 zone district does not allow distribution centers or oil and gas infrastructure; only uses permitted in the RM-1 zone district can be developed on the subject property, pursuant to Fresno Municipal Code Section 15-1002. Removing the subject conditions of zoning would not affect the base RM-1 zone district.

**B. A rezoning that would allow for construction to occur within the boundaries of any natural and protected lands as defined pursuant to Section 21067.5.**

***Project Complies:*** Section 21067.5 identifies natural and protected lands as located within any of the following – the state park system; a wilderness area; a marine protected area; the national park system; a national recreation area; a national monument; the national wild and scenic rivers system; any ecological reserve or wildlife management area managed by the California Department of Fish and Wildlife; a hazardous waste site; within a regulatory floodway; lands under a conservation easement; on, or within a 300-foot radius of, a wetland; an environmentally sensitive area within the coastal zone; lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan or other adopted natural resource protection plan; within a very high fire hazard severity zone, or within the state responsibility area; either prime farmland or farmland of statewide importance, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction. Pursuant to the California Protected Areas Database (CPAD)<sup>1</sup>, the Hazardous Waste and Substances Site List<sup>2</sup>, California Natural Community Conservation Plans<sup>3</sup>, the California Conservation Easement

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1 (California Protected Lands Database, 2026)

2 (Department of Toxic Substance Control, 2026)

3 (California Department of Fish and Wildlife , 2026)

Database<sup>4</sup>, Fire Hazard Severity Zone map<sup>5</sup>, and the California Important Farmland Finder<sup>6</sup>, the subject property is not located within any natural or protected lands, nor is it located on or near any wetlands or coastal zones.

Date: March 3, 2026

Prepared By: Chris Lang, Supervising Planner

Submitted by:

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Chris Lang  
Supervising Planner  
City of Fresno  
Planning & Development  
Department  
(559) 621-8277

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4 (California Conservation Easement Database (CCED) Viewer, 2026)

5 (CalFire, 2026)

6 (California Department of Conservation, 2026)