

FRESNO COUNTY AIRPORT LAND USE COMMISSION

Action Summary

Date: Monday, April 6, 2026
Time: 2:00 p.m.
Place: COG Sequoia Conference Room
2035 Tulare St., Ste 201, Fresno CA

I. CALL TO ORDER

A meeting of the Fresno County Airport Land Use Commission (ALUC) was called to order by Chairman Duarte at 2:03 p.m.

A. Pledge of Allegiance

B. Roll Call

PRESENT: Commissioners: Ron Duarte, John Krikorian
Proxies: Dwight Kroll, Nicole Zieba,

ABSENT: Commissioners: Ray Remy, Alma Beltran, Mark Davis, Luis Chavez, Nathan Magsig

OTHERS ATTENDING:

Brenda Thomas, Fresno COG
Rachel Hellett, Fresno COG
Julie Saldivar, Fresno COG
Zach Adams, Legal Counsel
City of Clovis - Representatives

II. Action/Discussion Items

A. December 1, 2025 ALUC Action Summary

A motion was made by Commissioner Kroll and seconded by Commissioner Krikorian to approve December 1, 2025, Fresno County Airport Land Use Commission Action Summary. A vote was called for and the motion carried.

B. City of Clovis Infill Rezone Program (General Plan Amendment 2024-003 and Rezone 2024-002) Finding of Consistency (Rachel Hellett) [ACTION]

Rachel Hellet reported on this item. The City of Clovis has submitted a request for a finding of consistency from the Fresno County Airport Land Use Commission (ALUC) for the Infill Rezone Program. The project consists of a General Plan Amendment and rezone to High and Very High-Density Residential land use designations and to the R-3 and R-4 multi-family zone districts to facilitate additional residential development capacity on 20 infill sites throughout the city. The project is intended to comply with State housing requirements and a court-ordered judgment by increasing opportunities for multi-family residential development and would create capacity for approximately 1,303 dwelling units.

Of the 20 sites included in the program, five are located within the Airport Influence Area (AIA) of Fresno Yosemite International Airport, specifically within Zone 6, Traffic Pattern Zone (TPZ). No physical development is proposed as part of this application. Future development within the TPZ will be subject to applicable ALUCP safety, height, and airspace protection requirements, including the requirement for an Airport Disclosure Notice.

Action: A motion was made by Commissioner Kroll and seconded by Commissioner Zieba to approve a Finding of Consistency for the City of Clovis Infill Rezone Program and Rezone. A vote was called for and the motion carried.

C. City of Fresno Rezone Application No. P26-00729 (251 East Barstow Avenue). Finding of Consistency (Rachel Hellett) [ACTION]

Rachel Hellet reported on this item. The City of Fresno has submitted Rezone Application No. P26-00729 requesting a finding of consistency from the Fresno County Airport Land Use Commission (ALUC). The project pertains to approximately 3.30 acres located on the south side of East Barstow Avenue, west of North Fresno Street (251 East Barstow Avenue).

The application requests authorization to remove existing conditions of zoning on the subject property, allowing for future residential development consistent with the RM-1 (Residential Multi-Unit, Medium High Density) zone district. No physical development is proposed as part of this application.

The commissioners discussed concerns regarding the site's location within airport noise contours and its position in the direct flight path. As a condition of approval, any future residential development must comply with airport noise compatibility standards, meet required interior noise reduction levels, include appropriate sound-attenuating construction measures, disclose noise impacts to future residents, and be brought back to the commission for review once a specific project is proposed.

Action: A motion was made by Commissioner Krikorian and seconded by Commissioner Zieba to approve a Finding of Consistency for the City of Fresno Rezone Application No. P26-00729, conditional upon the requirement that any proposed construction be brought back before the Commission and comply with the compatibility plan requirements, including interior noise level standards; a vote was called for and the motion carried.

III. Other Business

A. Items from Members

The ALUC Commission discussed a potential replacement for Ray Remy later in the month and encouraged interested candidates to contact a local elected official on the board for nomination, as well as attend the meeting if needed. While the position does not strictly require representation from a city adjacent to an airport, such representation is strongly encouraged to ensure appropriate consideration of airport-related interests.

One potential candidate, Steve Bautista, was mentioned due to his aviation background, and there was broader discussion about candidates with relevant airport or land-use expertise. Concerns were raised about appointing someone unfamiliar with airport operations; however, it was noted that individuals with city planning experience could also provide valuable perspective.

Ms. Thomas stated that she will share the exact wording of the appointment requirements so others can review who is appointed and by whom and then provide that information to the board as soon as possible.

B. Items from Staff

1. Upcoming meeting dates:

- June 1
- August 3
- October 5
- December 7

IV. 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.**

V. Adjourn

A motion was made by commissioner Krikorian and seconded by commissioner Kroll to adjourn the meeting at 2:31 pm. A vote was called for and the motion carried.