



Board Agenda Item 14

DATE: November 7, 2023

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Adoption of Resolution Approving the Stamoules Airport Plan for Construction

RECOMMENDED ACTION(S):

Adopt a Resolution approving the Stamoules Airport Plan for Construction pursuant to California Public Utilities Code Section 21661.5 to allow development of a private airport on a portion of a 493.34-acre parcel located approximately one half-mile northeast of the intersection of W. California Avenue and S. Lyon Avenue, and approximately four miles southwest of the nearest city limits of the City of Mendota (APN: 019-040-28S) (904 S. Lyon Avenue)

Approval of the recommended action is made pursuant to California Public Resources Code Section 21161.5, which requires approval of a Plan for Construction by your Board prior to issuance of a permit from the California Department of Transportation (CALTRANS) Division of Aeronautics. The Planning Commission, on July 20, 2023, approved Classified Conditional Use Permit No. 3694, authorizing a private use airport and related improvements, including a 4,847 foot-long by 75-foot-wide runway and a 10,173 square-foot hangar building. If your Board adopts the Stamoules Airport Plan for Construction, it will take effect immediately and a record of the action forwarded to CALTRANS Division of Aeronautics. This item pertains to a location in District 1.

ALTERNATIVE ACTION(S):

Adoption of the recommended action is consistent with the requirements of California Public Utilities Code Section 21661.5. Should your Board choose not to adopt the proposed Stamoules Airport Plan, the Applicant may be denied a permit from CALTRANS, Division of Aeronautics.

FISCAL IMPACT:

Staff time associated with the preparation of this Agenda Item has been absorbed through the Division budget as a Net County Cost since there is no adoption fee for this action.

DISCUSSION:

California Public Utilities Code Section 21161.5 states that no political subdivision, any of its officers or employees, or any person may submit any application for the construction of a new airport to any local, regional, state, or Federal agency unless the plan for construction is first approved by the Board of Supervisors of the county, or the city council of the city in which the airport is to be located. Attachment "A" is the proposed Stamoules Airport Plan for Construction, which consists of a location map and the Site Plan and Operational Statement.

The request for the private-use airstrip was processed under CUP No. 3694 and considered and approved by the Fresno County Planning Commission on June 22, 2023. The airstrip is located four miles southwest of the City of Mendota. The CUP was not appealed to your Board by either the Applicant or any concerned party. A copy of the Planning Commission Resolution and Staff Report have been included in your Agenda Materials as Attachment "B". Per a request by Caltrans Division of Aeronautics and their citing of California Public Utilities Section 21661.5, staff has scheduled the Airstrip Plan for approval by your Board after the expiration of the 15-day appeal period for the CUP.

The proposal, as approved, permitted a private-use airstrip and related improvements including a 4,847 foot-long by 75-foot-wide runway, and a 10,173 square foot hanger/office building on an approximately eight-acre portion of a 493-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

In this case public notices for the land use item heard by Planning Commission were sent to property owners within one mile of the boundary of the project parcel given the relatively large agricultural parcel sizes in the area. At the June 22, 2023, Planning Commission Hearing no individuals from the public spoke in opposition to the proposal.

If your Board adopts the subject Plan, it will take effect immediately and the action forwarded to CALTRANS Division of Aeronautics.

OTHER REVIEWING AGENCIES:

The project was reviewed by the Fresno Council of Governments (COG) which commented that while the Airport Land Use Commission would not be involved in any land use action related to a private airport, however, CALTRANS does require that the ALUC review the overall layout plan of the airport.

CALTRANS Division of Aeronautics reviewed the project and commented that the proposed airport would need a Special Use Permit from the Division of Aeronautics, and that the Division's airport permit approval process requires documentation of approval of the airport plan for construction by the Fresno County Board of Supervisors, as well as documentation of compliance with CEQA. In addition, the Applicant must also obtain an airspace study from the Federal Aviation Administration (FAA) Obstacle Evaluation Group.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachments A-B
On file with the Clerk - Resolution

CAO ANALYST:

Salvador Espino