

Attachment A



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.

DATE: December 12, 2024

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13071 – GENERAL PLAN AMENDMENT NO. 577 AND AMENDMENT APPLICATION NO. 3871

APPLICANT: County of Fresno

OWNER: Various

REQUEST: Amend the Medium High-Density Residential land use designation in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans to allow a density of up to 23 dwelling units per acre (29 units net) to be consistent with the County General Plan's Medium High-Density Residential land use designation; and

Amend the County-adopted Biola, Caruthers, Fresno High-Roeding, Riverdale, and Roosevelt Community Plans to redesignate 14 specified parcels in aforementioned plans and the three specified parcels in District 1 as Medium High Density Residential and amend Figure LU-1c to reflect changes made to the land use designation; and

Rezone, within the aforementioned Community Plans, 10 parcels from District one and three parcels from District 4 from R-P (Residential and Professional Office), R-R (Rural Residential), AL-20 (Limited Agriculture), R-1 (Single Family, Low Density Residential), R-2 (Multi-Family Low Density), and R-2-A (Multi-Family Low Density, 6,600 SQ. FT. minimum parcel size) Zone Districts to the R-3 (Medium High Density Residential) Zone District; and

Rezone, three parcels from District 1 from R-R (Rural Residential) Zone District to the R-3 (Medium High Density Residential) Zone District.

These modifications are submitted to address the Sixth Cycle Housing Element Regional Housing Needs Allocation (RHNA) obligation for the unincorporated area of the County and to update all County Community Plans to be consistent with the County's General Plan.

LOCATION: Multiple locations throughout the unincorporated area of the County of Fresno.

PLANNING COMMISSION ACTION:

At its hearing of December 12, 2024, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Chairman Abrahamian and seconded by Commissioner Zante to recommend approval of General Plan Amendment No. 577 and Amendment Application No. 3871 as recommended by staff but with the caveat that the parcel identified as APN 316-130-10 be removed from the County-initiated rezone application. The Commission also recommended that the Board accept the Addendum to the Environmental Impact Report that was certified with the adoption of the County's General Plan Review in February of 2024.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Abrahamian, Zante, Arceo, Borchardt, Carver, Whelan, and Vice Chair Hill.
	No:	None
	Absent:	Commissioners Quist and Arabian
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Chris Motta, Manager
Development Services and Capital Projects Division

EXHIBIT A

GENERAL PLAN AMENDMENT NO. 577 AND AMENDMENT APPLICATION NO. 3871

- Commission: The Fresno County Planning Commission considered the Staff Report dated December 12, 2024 and heard a summary presentation by staff.
- Staff: One County staff member made a presentation before the Planning Commission describing the need for the approval of the General Plan Amendment and Rezone.
- Others: Four other individuals presented information and provided a signed petition by 18 individuals in opposition to the rezoning of Assessor's Parcel Number 316-130-10, stating concerns regarding adverse impacts on neighborhood aesthetics, safety concerns, increased traffic, and reduced property values.
- Staff also received seven phone calls expressing opposition to the to the rezoning of Assessor's Parcel Number 316-130-10, stating concerns regarding adverse impacts on neighborhood aesthetics, safety concerns, increased traffic, and reduced property values.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 2 December 12, 2024

SUBJECT: General Plan Amendment No. 577 and Amendment Application No. 3871

Amend the Medium High-Density Residential land use designation in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake , and Tranquility Community Plans to allow a density of up to 23 dwelling units per acre (29 units net) to be consistent with the County General Plan’s Medium High-Density Residential land use designation; and

Amend the County-adopted Biola, Caruthers, Fresno High-Roeding, Riverdale, and Roosevelt Community Plans to redesignate 14 specified parcels in aforementioned plans and the 3 specified parcels in Board of Supervisors District 1 (District 1) as Medium High Density Residential and amend Figure LU-1c to reflect changes made to the land use designation; and

Rezone, within the aforementioned Community Plans, 11 parcels from District 1 and 3 parcels from Board of Supervisors District 4 (District 4) to the R-3 (Medium High Density Residential) Zone District; and

Rezone, 3 parcels from District 1 to the R-3 (Medium High Density Residential) Zone District.

These modifications are submitted to address the Sixth Cycle Housing Element Regional Housing Needs Allocation (RHNA) obligation for the unincorporated County and to update all County Community Plans to be consistent with the County’s General Plan.

LOCATION: Multiple locations throughout the unincorporated area of the County of Fresno.

OWNER: Various

APPLICANT: County of Fresno

**STAFF CONTACT: Anton Kremer, Planner
(559) 600-0537**

**Yvette Quiroga, Principal Planner
(559) 600-0533**

RECOMMENDATION:

- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) No. 577 amending the Medium High Density Residential land use designation in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans to allow a density of up to 23 dwelling units per acre (29 units net), and amend the County adopted Biola, Caruthers, Fresno High-Roeding, Riverdale and Roosevelt Community Plans to re-designate 14 specified parcels and 3 specified parcels in District 1 as Medium High Density Residential, and amend Figure LU-1c to reflect changes made to the land use designation as the fourth General Plan Amendment cycle in 2024; and
- Recommend that the Board of Supervisors approve Amendment Application (Rezone) No. 3871 to rezone 17 subject parcels to the R-3 (Medium Density Multiple Family Residential) Zone District; and
- Recommend the Board accept the Addendum to the Environmental Impact Report that was certified with the adoption of the General Plan Review in February of 2024.
- Direct the Secretary to prepare a Resolution forwarding GPA No. 577 and Rezone No. 3871 to the Board of Supervisors with a recommendation for approval, stating that the proposed changes to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans and the 3 specific parcels in District 1 and the proposed rezone requests are consistent with the Fresno County General Plan

EXHIBITS:

1. Condition of Approval and Project notes
2. Proposed Amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, and Roosevelt, Shaver Lake, and Tranquility Community Plans
3. List of Subject Parcels
4. Location Maps
5. Updated General Plan Figure LU-1c
6. Addendum to Program EIR

SITE DEVELOPMENT:

Criteria	Existing	Proposed
General Plan Designation:		
	APN 016-480-30: Medium Density Residential (Biola CP)	APN 016-480-30: Medium High Density Residential (Biola CP)

Criteria	Existing	Proposed
	APN 511-021-02: Agriculture (Fresno High-Roeding CP)	APN 511-021-02: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-021-03: Agriculture (Fresno High-Roeding CP)	APN 511-021-03: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-021-04: Agriculture (Fresno High-Roeding CP)	APN 511-021-04: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-021-13: Agriculture (Fresno High-Roeding CP)	APN 511-021-13: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-022-07: Rural Density Residential (Fresno High-Roeding CP)	APN 511-022-07: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-031-47S: Medium Density Residential Reserve (Fresno High-Roeding CP)	APN 511-031-47S: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-031-48S: Medium Density Residential Reserve (Fresno High-Roeding CP)	APN 511-031-48S: Medium High Density Residential (Fresno High-Roeding CP)
	APN 511-031-49S: Medium Density Residential Reserve (Fresno High-Roeding CP)	APN 511-031-49S: Medium High Density Residential (Fresno High-Roeding CP)
	APN 449-040-05: Rural Density Residential (Fresno High-Roeding CP)	APN 449-040-05: Medium High Density Residential (Fresno High-Roeding CP)
	APN 449-040-55: Rural Density Residential (Fresno High-Roeding CP)	APN 449-040-55: Medium High Density Residential (Fresno High-Roeding CP)
	APN 316-130-10: Low Density Residential (Roosevelt CP)	APN 316-130-10: Medium High Density Residential (Roosevelt CP)
	APN 055-161-21S: Medium Density Residential (Riverdale CP) / Medium High Density Residential (Riverdale CP)	APN 055-161-21S: Medium High Density Residential (Riverdale CP)
	APN 043-060-75: Medium Density Residential (Caruthers CP)	APN 043-060-75: Medium High Density Residential (Caruthers CP)

Criteria	Existing	Proposed
	APN 312-092-41: Rural Density Residential (County GP)	APN 312-092-41: Medium High Density Residential (County GP)
	APN 512-141-36: Agriculture (County GP)	APN 512-141-36: Medium High Density Residential (County GP)
	APN 512-141-38: Agriculture (County GP)	APN 512-141-38: Medium High Density Residential (County GP)
Zoning:		
	APN 016-480-30: R-P Zone District (Residential and Professional Office 7,500 SQ. FT. minimum parcel size)	APN 016-480-30: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-021-02: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 511-021-02: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-021-03: R-R Zone District (Rural Residential 2-acre minimum parcel size)	APN 511-021-03: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-021-04: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 511-021-04: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-021-13: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 511-021-13: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-022-07: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 511-022-07: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-031-47S: AL-20 Zone District (Limited Agricultural, 20-acre minimum parcel size)	APN 511-031-47S: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-031-48S: AL-20 Zone District (Limited Agricultural, 20-acre minimum parcel size)	APN 511-031-48S: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 511-031-49S: AL-20 Zone District (Limited Agricultural, 20-acre minimum parcel size)	APN 511-031-49S: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)

Criteria	Existing	Proposed
	APN 449-040-05: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 449-040-05: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 449-040-55: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 449-040-55: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 316-130-10: R-1-B Zone District (Single Family, Low Density Residential, 12,500 SQ. FT. minimum parcel size)	APN 316-130-10: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 055-161-21S: R1 Zone District (Medium Density; 6,000 SQ. FT. minimum parcel size)/R-2 Zone District (Multi-Family Low Density, 6,600 SQ. FT. minimum parcel size)/R-2-A Zone District (Multi-Family Low Density, 6,600 SQ. FT. minimum parcel size)	APN 055-161-21S: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 043-060-75: R1 Zone District (Medium Density; 6,000 SQ. FT. minimum parcel size)	APN 043-060-75: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 312-092-41: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 312-092-41: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 512-141-36: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 512-141-36: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
	APN 512-141-38: R-R Zone District (Rural Residential, 2-acre minimum parcel size)	APN 512-141-38: Rezone parcel to R3 Zone District (Medium High Density 7,500 SQ. FT. minimum parcel size)
Parcel Size:		
	APN 016-480-30: 0.98-acre parcel	No Change
	APN 511-021-02: 2.22-acre parcel	No Change

Criteria	Existing	Proposed
	APN 511-021-03: 2.22-acre parcel	No Change
	APN 511-021-04: 2.22-acre parcel	No Change
	APN 511-021-13: 2.03-acre parcel	No Change
	APN 511-022-07: 2.37-acre parcel	No Change
	APN 511-031-47S: 2.3-acre parcel	No Change
	APN 511-031-48S: 2.3-acre parcel	No Change
	APN 511-031-49S: 4.15-acre parcel	No Change
	APN 449-040-05: 3.26- acre parcel	No Change
	APN 449-040-55: 3.11- acre parcel	No Change
	APN 316-130-10: 1.39- acre parcel	No Change
	APN 055-161-21S: 3.55- acre parcel	No Change
	APN 043-060-75: 8.26- acre parcel	No Change
	APN 312-092-41: 2.33- acre parcel	No Change
	APN 512-141-36: 7.34- acre parcel	No Change
	APN 512-141-38: 3.33- acre parcel	No Change

ENVIRONMENTAL ANALYSIS:

California Environmental Quality Act (CEQA) requirements for GPA No. 577 and Rezone No. 3871 are addressed by an Addendum to the Environmental Impact Report (EIR) adopted by the Board of Supervisors in February 2024 for the County’s General Plan Review. This Addendum is included in this staff report as Exhibit 6.

PUBLIC NOTICE:

Notice of public hearing was published in the Fresno Business Journal on November 22, 2024. Notices were mailed to 508 property owners within 600 feet of the subject parcels, exceeding the minimum notification requirements prescribed by California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

General Plan Amendments (GPAs) and Amendment Applications (Rezoning) are a legislative act requiring final action by the Board of Supervisors. Recommendations from the Planning Commission in support of GPAs and Rezoning are advisory actions requiring an affirmative vote from a majority of the Commission’s total membership. A recommendation for approval is

then forwarded to the Board of Supervisors for final action. In instances where the Planning Commission votes to deny a GPA and/or Rezoning, the Commission's decision is final unless appealed to the Board of Supervisors within 15 days of the Commission's decision.

BACKGROUND INFORMATION:

Every eight years, the County of Fresno (County) is required to update the Housing Element (HE) of the General Plan pursuant to California State Housing law. The updates are reviewed and approved by the California Department of Housing and Community Development (HCD) before the County can adopt the HE and incorporate it as part of our overall General Plan.

A critical component to the update of a HE is the projection of anticipated housing needs at various income levels for the next HE cycle. These Countywide projections, provided by HCD, identify the number of housing units that must be planned for by the local Council of Government (COG) to meet local housing needs. The COG in turn allocates this obligation to its partner cities and to the County for the unincorporated areas. This process of identifying and allocating is known as the Regional Housing Needs Allocation (RHNA). The RHNA does not guarantee development, but rather the availability of land for future development.

The County's RHNA obligation for the unincorporated areas within the upcoming Sixth Cycle Housing Element is 2,350 units. In order to help accommodate this RHNA obligation, the County is requesting to rezone 17 parcels within the unincorporated area of County. The proposed rezone includes 14 parcels in District 1 and 3 parcels in District 4 for a total of 53.36 acres to the R-3 (Medium High Density Residential) Zone District.

State law requires the zoning designation of a parcel to be compatible with the land use designation of the local agency's General Plan. The current land use designation for the parcels proposed for rezone are not currently compatible with this proposal. In order to meet the compatibility requirement, a change to the land use designations of the subject parcels to Medium High Density Residential and changes to the Medium High Density Residential land use designations in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans to align with the County General Plan's Medium High Density Residential land use designation.

ANALYSIS, DISCUSSION AND GENERAL PLAN CONSISTENCY:

Relevant Policies	Consistency/ Considerations
<p>General Plan Policy LU-G.1</p> <p>The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.</p>	<p>As detailed in Exhibit 3 of this staff report, 14 of the subject parcels are located within the City of Fresno sphere-of-influence.</p> <p>On August 23, 2024, this proposal was provided to the City of Fresno for review and comment.</p> <p>The City of Fresno did not provide any comments regarding this proposal.</p>
<p>General Plan Policy LU-G.14</p>	<p>On August 23, 2024, the subject parcels located within the City of Fresno sphere-of-</p>

<p>The County should generally not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding.</p>	<p>influence were referred to the City of Fresno for consideration of annexation (Referral No. 1082). Staff received no comments from the City of Fresno. Therefore, staff believes the proposal is consistent with Policy LU-G.14.</p>
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PROPOSED AMENDMENT:

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)) The proposed rezones will help the county meet their RHNA for the very low- and low- income level. These rezones will help the unincorporated County have appropriate land supply to accommodate the housing units for very low- and low-income categories.

Exhibit 3 attached to this staff report provides a table with the proposed parcels to be rezoned, their current land use and zoning district, and the new land use and zoning district.

REVIEWING AGENCY/ DEPARTMENT COMMENTS:

City of Fresno: Future development on parcels involved in the subject rezone (AA No. 3871) that are located within the City of Fresno sphere-of-influence (SOI) shall not oppose future annexation. This requirement has been included as a condition of approval for this project. Upon future development of the subject properties, any property roadway frontage that is within the City of Fresno Sphere of Influence (SOI) shall dedicate the necessary right-of-way per the City of Fresno standards for the appropriate roadway classifications, official plan lines and Director determinations, if applicable. Building setbacks should be calculated based on City of Fresno standards from the future roadway alignment so that the City of Fresno can grow into the SOI and have sufficient capacity in the roadway circulation element. These comments have been noted as project notes.

Fresno County Department of Public Works and Planning: Proposed project will have minimal effect on County maintained roads. As such, Road Maintenance and Operations has no comments on this application. Right of way dedications and traffic impact studies may be required as the parcels develop.

Fresno County Department of Public Health: Projects that fall under community service areas should have adequate sewage and water capacities to service properties under this application. In addition:

- Septic system density will be limited to one system per two acres. Any new development of less than two acres or secondary dwelling will require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department) that the regional characteristics are such that an exception to the septic system density limit can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley

Region for their concurrence and input. Contact Department of Public Works and Planning at (559) 600-4540 for more information.

- It is recommended that the applicants consider having the existing septic tanks pumped and have the tanks and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.
- Any new sewage disposal system proposals shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information.
- At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.
- If any abandoned underground storage tank(s) are found, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- As a measure to protect ground water, all water wells and/or septic systems that have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

These comments have been included as Project Notes.

Fresno Metropolitan Flood Control District (FMFCD): FMFCD has identified one (1) parcel within the Project that will require mitigation due to the increased proposed land use:

- Drainage Area "BH": APN 316-130-10

FMFCD will need to review and approve the final improvement plans for all development (i.e. grading, street improvement and storm drain. These comments have been included as Project Notes.

Analysis:

As indicated in the Background Information section of this report, a fundamental issue regarding any rezone request is whether the proposed zone change is consistent with the General Plan. In this case, the proposed rezone includes amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, Riverdale, and Roosevelt Community Plans and the 3 specified parcels in District 1 to change the land use designations of the subject parcels to Medium High Density Residential.

Additionally, this and future rezone efforts undertaken by the County are in response to the State's RHNA requirements. The State requires that the County demonstrate that it has sufficient parcels zoned appropriately to build the allotted affordable housing units for low and very-low-income County residents. The State has also outlined specific requirements that each parcel must meet including the minimum density and location of the parcels. The RHNA allocation requirements for low and very-low-income housing has resulted in the County to rezone these.

PUBLIC COMMENT:

No public comments have been received.

CONCLUSION:

The proposed Community Plan amendments to amend the land use redesignations will result in the Community Plans to be consistent with the General Plan and will help satisfy the County's RHNA obligation for the Sixth Cycle Housing Element. Further, approval of the proposed Community Plan amendments and associated rezone will help facilitate development of new housing opportunities for lower income households and individuals within the unincorporated areas of the County. In conclusion staff believes the proposed amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans and the 3 specific parcels in District 1 and proposed rezoning of the subject parcels are consistent with the Fresno County General Plan and recommends approval of GPA No. 577 and AA No. 3871

PLANNING COMMISSION MOTIONS:

Recommended Action (Approval Action)

- Recommend that the Board of Supervisors approve General Plan Amendment No. 577 amending the Medium High Density Residential land use designation in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake and Tranquility Community Plans to allow a density of 23 dwelling units per acre (29 units net), and amend the County-adopted Biola, Caruthers, Fresno High-Roeding, Riverdale and Roosevelt Community Plans to re-designate 14 specified parcels and 3 specified parcels in District 1 listed in Exhibit 3 of this staff report as Medium High Density Residential as the fourth General Plan Amendment cycle in 2024 and changes made to Figure LU-1c to reflect changes made to the land use designation ; and
- Recommend that the Board of Supervisors approve Amendment Application No. 3871 to rezone the 17 parcels listed in Exhibit 3 of this staff report to the R-3 ((Medium High Density Multiple Family Residential) Zone District; and
- Direct the Secretary to prepare a Resolution forwarding General Plan Amendment No. 577 and Amendment Application No. 3871 to the Board of Supervisors with a recommendation for approval stating that the proposed changes to the Biola, Caruthers, Fresno High-Roeding, Riverdale and Roosevelt Community Plans and the 3 specific parcels in District 1 and changes to Figure LU-1c and the proposed rezone request are consistent with the Fresno County General Plan

Alternative Motion (Denial Action)

- Move to determine that General Plan Amendment No. 577 and Amendment Application No. 3871 are not appropriate (state reasons); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action

EXHIBIT 1
Amendment Application No. 3871
Condition of Approval and Project Notes

Condition of Approval	
1.	Future development on parcels involved in the subject rezone (AA No. 3871) that are located within the City of Fresno sphere-of-influence (SOI) shall not oppose future annexation.

Project Notes	
The following Project Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to future developers.	
1.	Proposed project will have minimal effect on County maintained roads. As such, Road Maintenance and Operations has no comments on this application. Right of way dedications and traffic impact studies may be required as the parcels develop.
2.	<p>Fresno County Department of Public Health, Environmental Health Division noted projects that fall under community service areas should have adequate sewage and water capacities to service properties under this application. In addition:</p> <ul style="list-style-type: none"> • Septic system density will be limited to one system per two acres. Any new development of less than two acres or secondary dwelling will require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department) that the regional characteristics are such that an exception to the septic system density limit can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley Region for their concurrence and input. Contact Department of Public Works and Planning at (559) 600-4540 for more information. • It is recommended that the applicants consider having the existing septic tanks pumped and have the tanks and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system. • Any new sewage disposal system proposals shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information. • At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only

EXHIBIT 1
Amendment Application No. 3871
Condition of Approval and Project Notes

Project Notes	
	<p>those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.</p> <ul style="list-style-type: none"> • If any abandoned underground storage tank(s) are found, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • As a measure to protect ground water, all water wells and/or septic systems that have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
3.	<p>Upon future development of the subject properties, any property roadway frontage that is within the City of Fresno Sphere of Influence (SOI) shall dedicate the necessary right-of-way per the City of Fresno standards for the appropriate roadway classifications, official plan lines and Director Determinations, if applicable. Building setbacks should be calculated based on City of Fresno standards from the future roadway alignment so that the City of Fresno can grow into the SOI and have sufficient capacity in the roadway circulation element.</p>
4.	<p>Fresno Metropolitan Flood Control District (FMFCD) has identified one (1) parcel within the Project that will require mitigation due to the increased proposed land use:</p> <ul style="list-style-type: none"> • Drainage Area "BH": APN 316-130-10 <p>FMFCD will need to review and approve the final improvement plans for all development (i.e. grading, street improvement and storm drain</p>

Exhibit 2
GENERAL PLAN AMENDMENT NO. 577

The County-adopted Biola Community Plan will be amended as follows:

SECTION 603-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~one 23~~ dwelling units per acre **(29 units net)** ~~6,000 square feet~~.

The County-adopted Bullard Community Plan will be amended as follows:

SECTION 710-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~ **23** dwelling units per acre **(29 units net)**.

The County-adopted Caruthers Community Plan will be amended as follows:

SECTION 604-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~ **23** dwelling units per acre **(29 units net)**.

The County-adopted Clovis Community Plan will be amended as follows:

SECTION 720-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~ **23** dwelling units per acre **(29 units net)**.

The County-adopted Del Rey Community Plan will be amended as follows:

SECTION 605-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~ **23** dwelling units per acre **(29 units net)**.

The County-adopted Easton Community Plan will be amended as follows:

Exhibit 2

GENERAL PLAN AMENDMENT NO. 577

SECTION 771-01:1.00(c):

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed ~~one~~**23** dwelling unit per ~~2,400 square feet.~~ **acre (29 units net).**

The County-adopted Fresno High-Roeding Community Plan will be amended as follows:

SECTION 730-01:1.01(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~**23** dwelling units per acre **(29 units net).**

The County-adopted Friant Community Plan will be amended as follows:

Land Use Element: Land Use Designations: B. Residential Pg. UCP 4-20

Medium High Density Residential: ~~This designation provides for attached and detached single family dwellings and multi-family dwellings at densities ranging from 5.8 to 14.5 dwelling units per acre within the Friant Community Plan Area. Future Specific Plans and zoning ordinances may permit multi-family dwellings at densities up to 18 dwelling units per acre, pursuant to General Plan Policies, LU-C.4, LU-F.16, LU-G.21, and program LU-G.A~~ **shall mean land designated for residential development at a density not to exceed 23 dwelling units per acre (29 units net).**

The County-adopted Lanare Community Plan will be amended to add the following to land use designation:

SECTION 611-01:1.00(b)

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed 23 dwelling units per acre (29 units net).

The County-adopted Laton Community Plan will be amended as follows:

3.0 Land Use Element: Land Use Designations: Residential Pg. LCP 3-1

Medium High Density Residential: ~~This designation provides for single family dwellings, multifamily dwellings, accessory structures, churches, schools, and libraries. Typical densities range from 5.8 — 14.5 DU/gross acre.~~ **Shall mean land designated for residential development at a density not to exceed 23 dwelling units per acre (29 units net).**

The County-adopted Riverdale Community Plan will be amended as follows:

Exhibit 2

GENERAL PLAN AMENDMENT NO. 577

SECTION 608-01:1.00(c)

Medium High Density Residential shall mean land designated for residential development at a density not to exceed ~~20~~**23** dwelling units per acre(**29 units net**).

The County-adopted Roosevelt Community Plan will be amended as follows:

SECTION 760-01:3.00(d)

Medium High Density Residential: Land designated for residential development at a density not to exceed ~~one~~**23** dwelling unit per ~~2,400 square feet~~ **acre (29 units net)**.

Shaver lake:

The County-adopted Shaver Lake Community Plan to add the following to land use designations:

SECTION 609-01:1.00(b)

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed 23 dwelling units per acre (29 units net).

Tranquility:

The County-adopted Tranquility Community Plan will be amended as follows:

SECTION 610-01:1.00(c)

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed ~~one~~**23** dwelling units per ~~2,400 square feet~~ **acre (29 units net)**.

Exhibit 3
GPA No. 577 and AA No. 3871
Subject Parcels

APN	Site Address	City Sphere of Influence (SOI)	Size (acres)	Current Land Use Designation	Current Zone District	Proposed Land Use Designation	Proposed Zone District
016-480-30	N/A	N/A	0.98	Medium Density Residential (Biola Community Plan)	R-P	Medium High Density Residential (Biola Community Plan)	R3
312-092-41	N/A	Fresno	2.33	Rural Density Residential (County General Plan)	R-R	Medium High Density Residential (County General Plan)	R3
511-021-02	N/A	Fresno	2.22	Agriculture (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
511-021-03	N/A	Fresno	2.22	Agriculture (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3

Exhibit 3
GPA No. 577 and AA No. 3871
Subject Parcels

APN	Site Address	City Sphere of Influence (SOI)	Size (acres)	Current Land Use Designation	Current Zone District	Proposed Land Use Designation	Proposed Zone District
511-021-04	5946 W SHIELDS, 93722	Fresno	2.22	Agriculture (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
511-021-13	N/A	Fresno	2.03	Agriculture (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
512-141-36	N/A	Fresno	7.34	Agriculture (County General Plan)	R-R	Medium High Density Residential (County General Plan)	R3
512-141-38	N/A	Fresno	3.33	Agriculture (County General Plan)	R-R	Medium High Density Residential (County General Plan)	R3
511-022-07	N/A	Fresno	2.37	Rural Density Residential (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3

Exhibit 3
GPA No. 577 and AA No. 3871
Subject Parcels

APN	Site Address	City Sphere of Influence (SOI)	Size (acres)	Current Land Use Designation	Current Zone District	Proposed Land Use Designation	Proposed Zone District
511-031-47S	N/A	Fresno	2.3	Medium Density Residential Reserve (Fresno High-Roeding Community Plan)	AL-20	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
511-031-48S	N/A	Fresno	2.3	Medium Density Residential Reserve (Fresno High-Roeding Community Plan)	AL-20	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
511-031-49S	3027 N BLYTHE, 93722	Fresno	4.15	Medium Density Residential Reserve (Fresno High-Roeding Community Plan)	AL-20	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
449-040-05	N/A	Fresno	3.26	Rural Density Residential (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3

Exhibit 3
GPA No. 577 and AA No. 3871
Subject Parcels

APN	Site Address	City Sphere of Influence (SOI)	Size (acres)	Current Land Use Designation	Current Zone District	Proposed Land Use Designation	Proposed Zone District
449-040-55	N/A	Fresno	3.11	Rural Density Residential (Fresno High-Roeding Community Plan)	R-R	Medium High Density Residential (Fresno High-Roeding Community Plan)	R3
316-130-10	5707 Jensen, 93725	Fresno	1.39	Low Density Residential (Roosevelt Community Plan)	R-1-B	Medium High Density Residential (Roosevelt Community Plan)	R3
055-161-21s	N/A	N/A	3.55	Medium Density Residential (Riverdale Community Plan) / Medium High Density Residential (Riverdale Community Plan)	R-1 / R-2 / R-2-A	Medium High Density Residential (Riverdale Community Plan)	R3
043-060-75	N/A	N/A	8.26	Medium Density Residential (Caruthers Community Plan)	R-1	Medium High Density Residential (Caruthers Community Plan)	R3

Exhibit 4 Location Maps

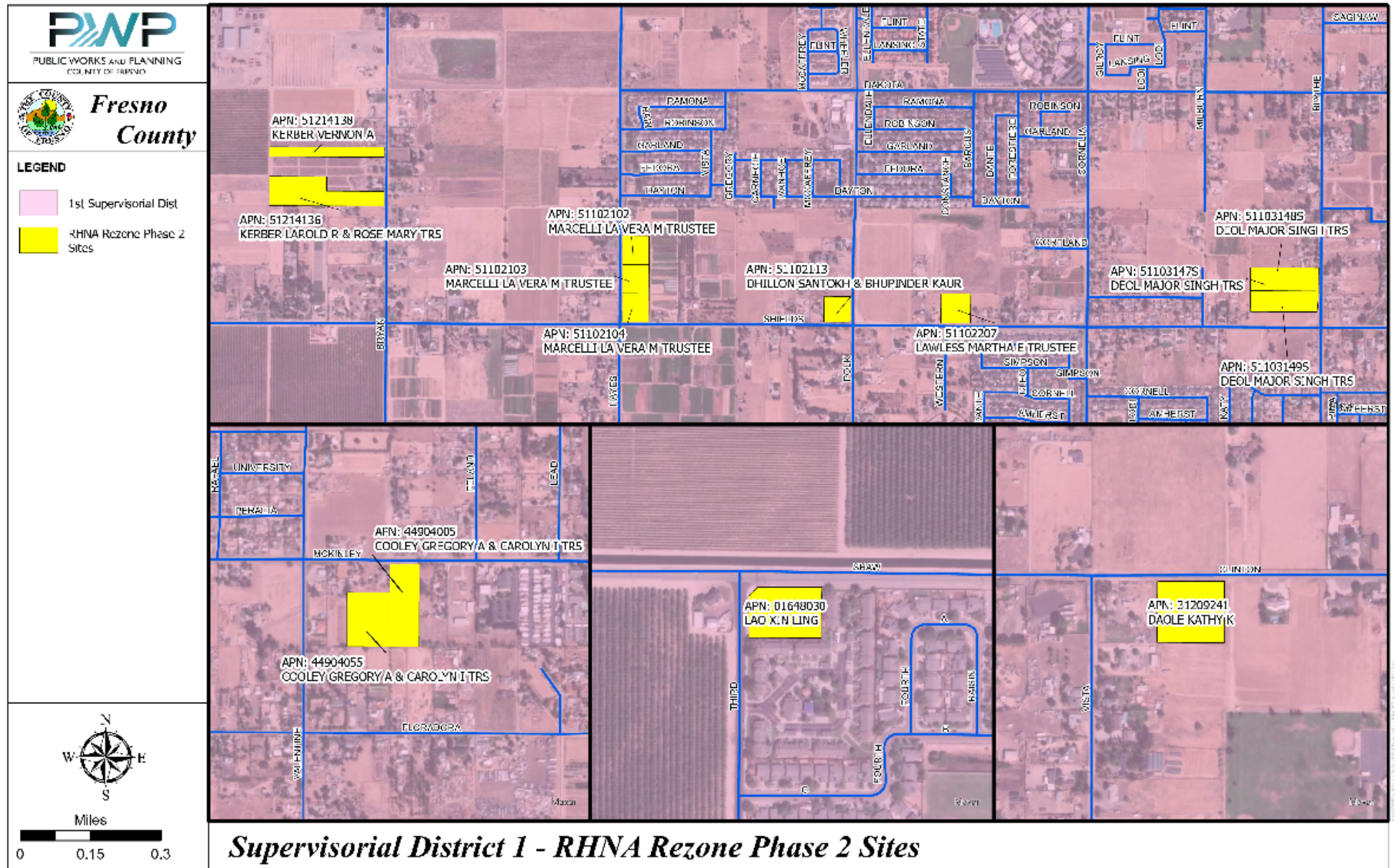
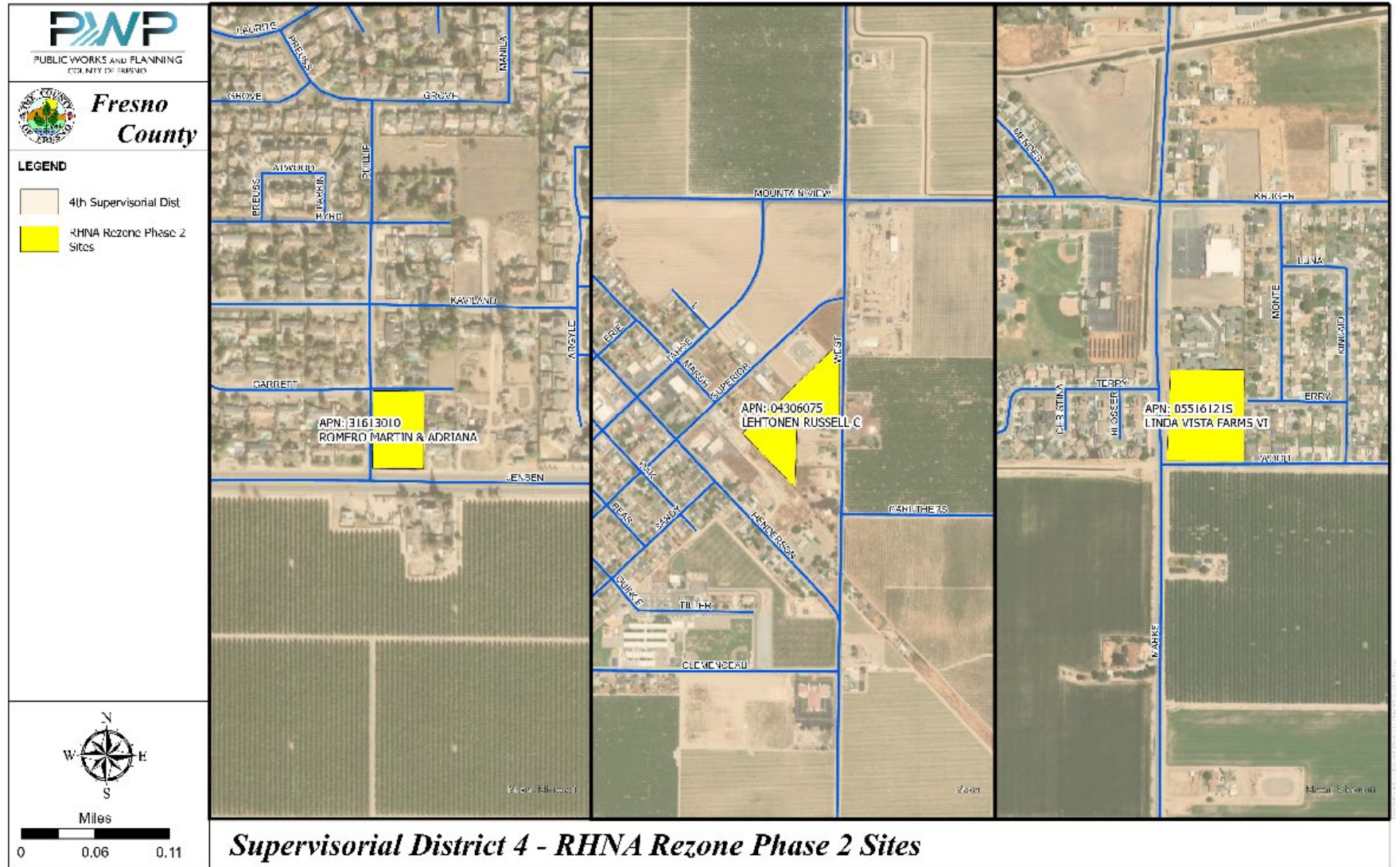


Exhibit 4 Location Maps



11/12/2024

Exhibit 5 General Plan Figure LU-1c

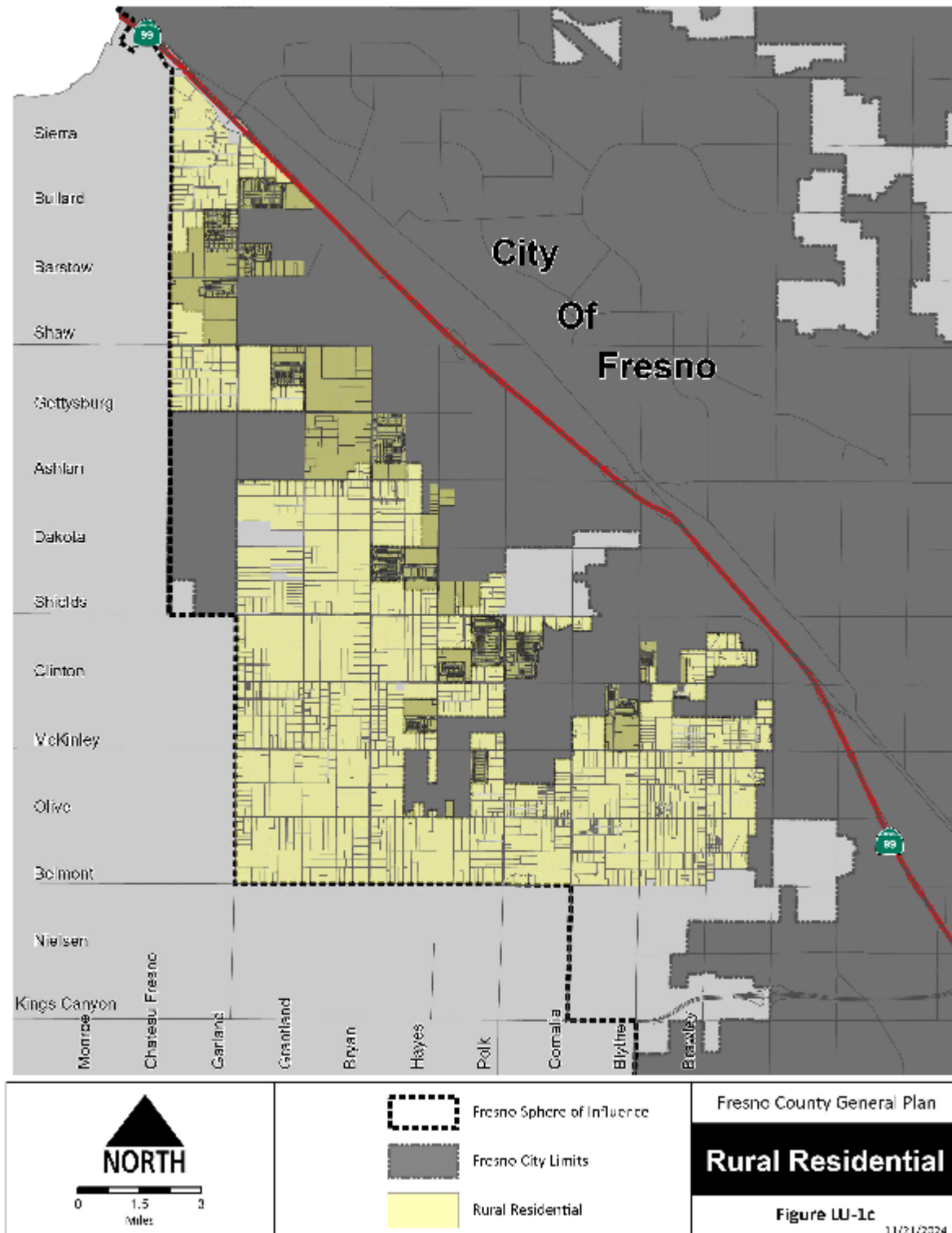


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November 2024 | General Plan EIR Addendum

ADDENDUM TO THE PROGRAM EIR
SCH No. 2018031066
FOR THE
GENERAL PLAN REVIEW AND ZONING
ORDINANCE UPDATE
County of Fresno

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A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the County of Fresno Public Works and Planning Department, 2200 Tulare Street, Fresno, California 93721.

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Addendum to Program EIR

1. Addendum

1.1 BACKGROUND

The County of Fresno is proposing to adopt the Sixth-Cycle Housing Element and make amendments to the Agriculture and Land Use Element of the Fresno County General Plan and the Zoning Map to redesignate and rezone parcels to ensure that the County has the capacity to accommodate its lower income portion of the 2023-2031 Regional Housing Needs Allocation (RHNA) for the Sixth-Cycle Housing Element (proposed project).

While the County's Program Environmental Impact Report for the General Plan Review and Zoning Ordinance Update (General Plan EIR) did not specifically study the exact zoning changes, the EIR did anticipate the overall RHNA and the policies in the General Plan address the physical impacts resulting from anticipated development in Fresno County. This document serves as the environmental documentation for the County's amendments to the General Plan and Zoning Ordinance. This addendum to the County's General Plan EIR (certified in February 2024; State Clearinghouse Number 2018031066) demonstrates that the analysis in the General Plan EIR adequately addresses the potential physical impacts associated with implementation of this proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for further environmental review.

1.2 GENERAL PLAN EIR

Table 1-1 summarizes the topics discussed in the General Plan EIR where potential impacts were found to be significant and unavoidable, even with applicable mitigation. While the measures from the General Plan EIR, as well as compliance with applicable laws, regulations, and goals and policies of the General Plan reduce potentially significant impacts to a less than significant level for most topics, the topics of agriculture, air quality, cultural resources, geology and soils, greenhouse gas emissions, transportation, tribal cultural resources, utilities and service systems, and wildfire have significant and unavoidable impacts.

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Table 1-1: General Plan EIR Impact Summary of Significant and Unavoidable Impacts

Topic	Significant and Unavoidable Impacts
Agriculture	<p>Impact AG-1. The GPR/ZOU is designed to encourage the continued operation of existing agriculture lands and Forest lands in The Planning Area. However, buildout of the GPR/ZOU could result in the conversion of Farmland or forestland to nonagricultural use. Therefore, impacts would be significant and unavoidable.</p> <p>Impact AG-2. Buildout of the GPR/ZOU could result in conflicts to existing zoning for agricultural uses and Williamson Act contracts. Therefore, impacts would be significant and unavoidable.</p>
Air Quality	<p>Impact AQ-1. Development facilitated by the GPR/ZOU would generate construction and Operational-related emissions. Emissions generated by the GPR/ZOU would conflict with implementation of the 2016 Ozone Plan and 2018 PM2.5 Plan. Implementation of policies in the GPR/ZOU, compliance with existing regulations, and mitigation measures would not be sufficient to demonstrate consistency with the 2016 Ozone Plan and 2018 PM2.5 Plan. Impacts would be significant and unavoidable.</p> <p>Impact AQ-2. Individual development projects carried out under the GPR/ZOU would generate construction and operational-related emissions. Implementation of Plan policies, compliance with existing regulations, and implementation of proposed mitigation would reduce construction and operational emissions, but emissions would remain above applicable thresholds. impacts would be significant and unavoidable.</p> <p>Impact AQ-3. Individual development projects carried out under the GPR/ZOU would generate construction- and operational-related emissions that may expose sensitive receptors to substantial pollutant concentrations. Such emissions may result in adverse impacts to local air quality. Implementation of Plan policies and compliance with existing regulations would reduce emissions, but not below the level of significance. Impacts would be significant and unavoidable.</p>
Cultural Resources	<p>Impact CR-1. Implementation of the GPR/ZOU has the potential to impact built environment historical resources. Impacts would be significant and unavoidable even with the incorporation of mitigation.</p> <p>Impact CR-2. Implementation of the GPR/ZOU has the potential to impact archaeological resources. Impacts would be Significant and unavoidable, even with the incorporation of mitigation.</p>
Geology and Soils	<p>Impact GEO-5. Individual development projects facilitated by the GPR/ZOU may result in ground disturbance that has the potential to directly or indirectly destroy a paleontological resource or unique geologic feature. 2042 General Plan Policies would ensure that individual discretionary development projects are reviewed, designed, and mitigated to reduce potential impacts to paleontological resources; however, this policy would not apply to all development facilitated by the GPR/ZOU. This would be a potentially significant impact, and there would be no feasible mitigation. Therefore, impacts would be significant and unavoidable.</p>
Greenhouse Gas Emissions	<p>Impact GHG-1. development envisioned under the GPR/ZOU would generate both short-term and long-term GHG emissions. Implementation of the GPR/ZOU would result in GHG emissions exceeding the locally applicable, project-specific efficiency thresholds. Impacts would be significant and unavoidable.</p>
Transportation	<p>Impact T-2. The proposed Fresno County GPR/ZOU would result in an increase in VMT per capita and an increase in VMT per employee above 87 percent of the baseline 2019 countywide conditions. VMT per capita and VMT per employee impacts from implementation of the proposed GPR/ZOU would be significant and unavoidable.</p>
Tribal Cultural Resources	<p>Impact TCR-1. Implementation of the proposed project has the potential to impact tribal cultural resources. Impacts would be significant and unavoidable.</p>
Utilities and Service Systems	<p>Impact UTL-1. Development facilitated by the GPR/ZOU would require new connections to existing utilities, and may require new or expanded utility infrastructure to accommodate future growth, particularly for the provision of water supply and wastewater treatment. Improvements would also be required for stormwater drainage, electricity, natural gas, and telecommunications, which may require the construction of new facilities. Future development would be consistent with goals and policies in the 2042 General Plan which help to reduce impacts.</p> <p>However, it is not known where or how extensive new facilities would be required; therefore potential impacts would be significant and unavoidable.</p>

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Table 1-1: General Plan EIR Impact Summary of Significant and Unavoidable Impacts

Topic	Significant and Unavoidable Impacts
	<p>Impact UTL-2. Development facilitated by the GPR/ZOU would result in incrementally increased water demands tied to population growth. Although future development would be consistent with goals and policies in the 2042 General Plan, including for water supply availability and reliability, it cannot be determined whether sufficient water supplies are available to accommodate this growth. Impacts would be significant and unavoidable.</p> <p>Impact UTL-3. Development facilitated by the GPR/ZOU would increase wastewater production, and sufficient treatment capacity is available at the existing Fresno-Clovis RWRf to accommodate this increase. However, because the location of future growth is not known, it cannot be determined whether all new wastewater would be diverted to the Fresno-Clovis RWRf, or if new wastewater treatment facilities would be required. Therefore, although future development would be consistent with goals and policies in the 2042 General Plan to minimize impacts, if new wastewater treatment facilities would be necessary to accommodate growth locations, impacts would be significant and unavoidable.</p> <p>Impact UTL-4. Development facilitated by the GPR/ZOU would increase solid waste generation in the county. Future development would be required to comply with State and local regulations related to solid waste, as well as applicable goals and policies in the 2042 General Plan. However, the existing landfill which accommodates most solid waste disposal in the county will reach capacity in 2031, and alternate disposal location(s) have not yet been identified or developed. Therefore, sufficient solid waste disposal capacity is not currently available to accommodate anticipated growth. impacts would be significant and unavoidable.</p>
Wildfire	<p>Impact WFR-2. The GPR/ZOU would not facilitate urban development in areas most susceptible to wildfire. Prevailing wind and slopes would generally spread fire away from areas where urban development is envisioned. However, there remains a possibility that development under the GPR/ZOU would occur in areas in proximity to MFHSZ, HFHSZ, and VHFHSZ that could lead to a significant risk of loss, injury, or death involving wildland fires. Impacts would be significant and unavoidable.</p>

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1.3 PROJECT DESCRIPTION

The County of Fresno is proposing to amend the General Plan and Zoning Map to adhere to state housing law, including the redesignation and rezoning of parcels to ensure that the County has the capacity to accommodate its lower income portion of the 2023-2031 Regional Housing Needs Allocation (RHNA) for the Sixth-Cycle Housing Element.

1.3.1 Housing Element Update

The County is required by law to update its Housing Element to address the eight-year planning period of 2023-2031 (Sixth Cycle) and the associated housing needs of existing and future residents. The Sixth-Cycle Housing Element covers the same topics and largely retains the same structure as the Fifth-Cycle Housing Element, with the Sixth-Cycle update adding further narrative based on new state laws the certification process: a summary of needs and conditions, more in-depth analysis of fair housing conditions, and a more detailed summary of public outreach. The majority of the Housing Element documents the socioeconomic and demographic makeup of the County, past trends related to fair housing, current regulations for housing and similar uses, and the performance of the County's past housing programs. This information is purely a restatement of historical patterns and the existing setting.

The only two sections of the Housing Element that reflect potential future activity are the Sites Inventory section, which describes the land inventory needed to address the County's fair share of potential future housing growth, and the Action Plan section, which identifies the programs, actions, and resources the County will take and/or make available to address existing and future housing needs.

As discussed in the updated Element, the County's RHNA for the 2023-2031 planning period is 2,350 units. The County's obligation is only to demonstrate that there is sufficient land with the appropriate General Plan land use designation and zoning to accommodate the 2,350-unit RHNA. The County is neither required to build the RHNA nor are property owners required to build the RHNA. While there is enough housing capacity in the existing General Plan to accommodate the entire RHNA, the State Department of Housing and Community Development (HCD) establishes additional criteria to demonstrate capacity for the lower income portion of the RHNA. Based on coordination with HCD, the County must identify capacity on parcels designated with higher density land use zoning to address 769 units of the lower income RHNA. The capacity to accommodate the balance of the County's lower, moderate, and above moderate income RHNA is documented in the Housing Element through parcels that are already consistent with the currently adopted General Plan and Zoning and development applications that have already completed or are underway with the entitlement process. The updated Housing Element documents the residential capacity on these parcels that exist independently of the Housing Element.

The County's housing strategy primarily focuses on addressing the housing needs of existing residents through programs that facilitate financial assistance, streamlining regulations, and affirmatively furthering fair housing. The only programs that overlap with the direct development of new housing are those committing the County to maintain an adequate land inventory to accommodate any unmet RHNA allocation, should the current inventory be developed in a manner that falls short during the planning period. This includes the identification

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of parcels to be redesignated and rezoned to accommodate the remaining 759 units of lower income RHNA, as explained in the next section.

1.3.2 Proposed Land Use Changes

The County has identified land suitable for changes in General Plan Land Use Designations and Zoning Districts to demonstrate the land capacity for 769 units that could be affordable to lower income households. Based on state law, any rezoning not in place prior to the start of the planning period (2023) must require that residential development be built at a minimum density of 20 units per acre to be considered viable to satisfy the lower-income portion of the RHNA.

The County's Fifth-Cycle Housing Element (2015-2023) demonstrated a capacity to accommodate an unmet lower-income RHNA of 1,240 units on roughly 145 parcels that either already had or would have appropriate General Plan Land Use Designations and Zoning Districts. The County completed all land use changes on November 24, 2020 to address the remaining 1,240-unit RHNA for the Fifth-Cycle Housing Element. Very few of these parcels have since been developed with new housing and nearly all of this potential capacity remains today. However, in the Fifth-Cycle Housing Element, the State allowed the County to use parcels of any size with mixed-use commercial and medium density residential zones that permitted up to 18 units per acre to accommodate this remaining lower-income RHNA. New state laws have since passed that require the County to use larger parcels, higher density residential-only zoning, and minimum density requirements.

Accommodating the County's 2,350-unit Sixth-Cycle RHNA is in Table 4.13-5 (FCOG Unincorporated Area Housing Needs Allocations) of the General Plan EIR. The impacts analysis associated with that table and as listed in Table 2-2 (Unincorporated County Growth Projections) of the General Plan EIR states that the General Plan anticipates planned growth of 24,067 people and 11,275 new housing units through 2042. The General Plan EIR states in Section 2.3.1, "Thus for the purposes of this Program EIR, the allocation of 2,350 units is considered part of the growth of the overall General Plan Review and Zoning Ordinance Update..." The General Plan EIR also states in Section 2.4, "Generally, this growth would occur in areas located in the spheres of influence of incorporated cities, as well as in existing unincorporated communities. ... From the County's perspective, Goal LU-G of the Agriculture and Land Use Element directs urban development within city spheres of influence to existing incorporated cities to ensure that all development in city fringe areas is well planned and adequately served by necessary public facilities and infrastructure."

The parcels identified for land use changes are within existing developed communities adjacent to existing urbanized parcels and sites that were in the Fifth Cycle but never developed. Accordingly, the capacity and construction of future lower-income housing will not take place on most of the previously identified parcels and will instead be shifted to a different mix of sites that are proposed for land use changes to obtain state certification. The difference in potential housing units between what the General Plan EIR assumed and the proposed changes in land use are essentially one of location rather than amount.

As illustrated in Table 1-2, the County has calculated existing (127 units) and potential (1,536 units) development capacity scenarios based on the current and proposed General Plan Land Use Designation and Zoning Districts. Table 1-3 summarizes the potential capacity increases by location in unincorporated Fresno County. At the current capacity, the sites to be rezoned have a collective potential capacity of 127 units. With the proposed

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land use amendments, as shown Tables 1-2 and 1-3, the sites' collective capacity would increase to 1,536 units. Based on the current estimate of roughly three persons per household, the proposed project could potentially result in an increase of 1,409 units and 4,319 people. Further detail on the proposed land use changes in each geographic area are provided in the narrative following the two tables.

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Table 1-2: Current Versus Proposed Land Use Designation and Zoning Capacity

Map #	APN	Location	Acres	Current				Proposed				Increased Capacity	
				GP	Zone	Maximum		GP	Zone	Maximum		Units	Pop ¹
						Density	Capacity			Density	Capacity		
1	51102113	Fresno W SOI	2.03	RR	RR NB	0.5	1	MHDR	R3	29	58	57	172
2	31209241	Fresno W SOI	2.27	RR	RR	0.5	1	MHDR	R3	29	65	64	193
3	51102102	Fresno W SOI	2.22	RR	RR	0.5	1	MHDR	R3	29	64	63	190
4	51102103	Fresno W SOI	2.22	RR	RR	0.5	1	MHDR	R3	29	64	63	190
5	51102104	Fresno W SOI	2.22	RR	RR	0.5	1	MHDR	R3	29	64	63	190
6	51102207	Fresno W SOI	2.37	RR	RR NB	0.5	1	MHDR	R3	29	68	67	202
7	51103147S	Fresno W SOI	2.30	MDR-R	AL-20	0.05	1	MHDR	R3	29	66	65	196
8	51103148S	Fresno W SOI	2.30	MDR-R	AL-20	0.05	1	MHDR	R3	29	66	65	196
9	51103149S	Fresno W SOI	4.15	MDR-R	AL-20	0.05	1	MHDR	R3	29	120	119	359
10	51214136	Fresno W SOI	7.34	RR	RR	0.5	3	MHDR	R3	29	212	209	631
11	51214138	Fresno W SOI	3.33	RR	RR	0.5	1	MHDR	R3	29	96	95	286
12	44904005	Fresno W SOI	3.26	RR	RR NB	0.5	1	MHDR	R3	29	94	93	280
13	44904055	Fresno W SOI	3.11	RR	RR NB	0.5	1	MHDR	R3	29	90	89	268
14	31613010	Fresno SE SOI	1.39	LDR	R1B NB	3.4	4	MHDR	R3	29	40	36	108
15	01648030	Biola	0.98	OC	RP	18	17	MHDR	R3	29	28	11	36
16	04306075	Caruthers	8.26	MDR	R1	7.2	59	MHDR	R3	29	239	180	592
17	05516121S	Riverdale	3.55	MDR	R1/2/2-A	7.2/ 20	32	MHDR	R3	29	102	70	230
TOTAL			53.30				127				1,536	1,409	4,319

1. Based on household size assumptions in in the Fresno COG 2019-2050 Projections for the year 2030 for the City of Fresno SOI (3.02 Table 47) and broader unincorporated county (3.29, Table 88).
Abbreviations for GP and Zone designations: AL-20 – Limited Agriculture 20-acre min, LDR – Low Density Residential, OC – Office/Commercial, MHDR – Medium High Density Residential, MDR – Medium Density Residential, MDR-R – Medium Density Residential Reserve, R1 NB – Single Family Neighborhood Beautification, R2 – Multi-Family Low Density, R2-A – Multi-Family Low Density with height limitations, R3 – Multi-Family Medium Density, RP – Residential and Professional Office, RR – Rural Residential, RR NB – Rural Residential Neighborhood Beautification
Note: Figures subject to rounding.

Table 1-3: Summary of Potential Capacity Increases by Location in Unincorporated Fresno County

Location	Current Max Housing Units	Potential Max Housing Units	Increase in Housing Units	Increase in Population
Fresno SOI	19	1,167	1,148	3,461
Biola	17	28	11	36
Caruthers	59	239	180	592
Riverdale	32	102	70	230
Total	127	1,536	1,409	4,319

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1.3.2.1 PROPOSED CHANGES IN THE CITY OF FRESNO SOI

As shown in Table 1-3, nearly all of the proposed rezonings are proposed to take place in the City of Fresno SOI. Over 80 percent of increased residential capacity and potential population growth is associated with the western and southeastern Fresno SOI. On pages 3-39 through 3-40 County of Fresno 2042 General Plan Background Report (cited in Section 2.3 of the General Plan EIR as part of the EIR's proposed project), Figure 3-8 from the General Plan EIR documents where the City of Fresno is planning for growth in the unincorporated portions of its SOI.

The West Development Area and Southeast Development Area overlap where majority of County land use changes are proposed. As stated in the Background Report, "The 2035 Plan calls for all new residential development to be divided in half between city limits and designated New Growth Areas (NGAs) on the edge of the city. Under the [2035] Horizon benchmark, the population is projected to increase to 771,000, with the addition of 76,000 dwelling units, pushing the total dwelling unit capacity to over 267,000." Based on this language, roughly 38,000 units would be expected in the NGAs by 2035, which is similar to the Housing Element end-year planning period of 2031.

This is consistent with the City of Fresno's General Plan Objective UF-13 directs the City to "Locate roughly one-half of future residential development in the Growth Areas—defined as unincorporated land as of December 31, 2012 SOI—which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed-use centers; or along future BRT corridors."

Compared to the potential growth associated with the NGAs in the same area (38,000 units), the additional capacity (1,148 units) represents a relatively nominal increase (3.0 percent). Additionally, the proposed rezonings are distributed throughout various parts of the western and southeastern Fresno SOI and would not concentrate new growth in a manner that deviated from the high-level land use and growth patterns established in the General Plan and evaluated in the General Plan EIR.

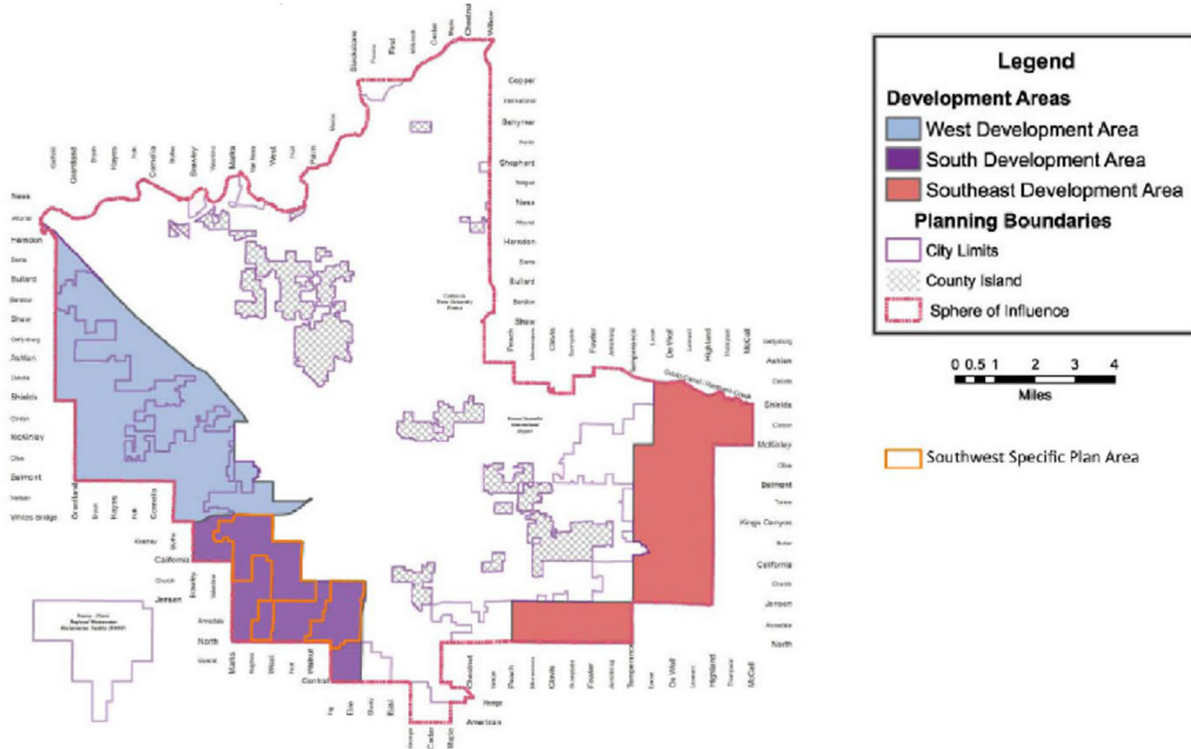
Moreover, the County's proposed changes in land use are consistent with City of Fresno's draft plans for the NGAs, with the parcels planned for urban residential development (single- and/or multi-family development on piped water/sewer) under both the County's and City's proposed land use designations and zoning. Accordingly, the degree of difference is even smaller compared to what was analyzed in the County General Plan EIR, as the fundamental nature of future development is not different, only the amount of density on a given parcel.

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Figure 1-1: General Plan Development Areas, City of Fresno Sphere of Influence



Source: General Plan EIR, Figure 3-8

1.3.2.2 PROPOSED CHANGES IN BIOLA, CARUTHERS, AND RIVERDALE

Outside of the Fresno SOI, changes in land use are proposed on a single parcel in each of three existing communities: Biola, Caruthers, and Riverdale. All three parcels were identified in the Fifth-Cycle Housing Element to potentially accommodate housing and all three parcels are already currently designated and zoned for residential development at a maximum of 7.2, 18, or 20 units per acre. Each site is proposed for land use changes that would increase permitted density to 29 units per acre.

The potential incremental residential capacity is 11 units in Biola, 180 units in Caruthers, and 70 units in Riverdale. Accordingly, the difference between the proposed land use changes and what was analyzed in the County General Plan EIR are nominal as the fundamental nature of future development is not different (e.g. grading, trenching, construction of buildings, paving), only the amount of density on a given parcel.

1.3.3 Proposed Agriculture and Land Use Element Update

Figure LU-1c Rural Residential in the Agriculture and Land Use Element would be updated to remove parcels that would no longer be designated as Rural Residential as identified in Table 1-2.

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1.3.4 Proposed Changes to the General Plan EIR

Unless otherwise noted, the following changes are proposed to the Draft General Plan EIR, with deleted text shown as red, strikethrough text and new text shown as blue, underlined text.

Section 2.3.1 Characteristics of the Proposed General Plan Review

Regarding the Housing Element (the seventh chapter of the 2000 General Plan Policy Document), Fresno County adopted its current Housing Element in March 2016, covering the period from 2015-2023. This Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review and comment, and the County received certification of the Housing Element from HCD in April 2016. Fresno County adopted a Regional Housing Needs Allocation (RHNA) Plan for the 6th Cycle (2023-2031) on November 17, 2022 and ~~the Housing Element is currently being updated. The update of the Housing Element is a separate process than the General Plan Review and Zoning Ordinance Update~~ adopted the 6th Cycle Housing Element in 2025. ~~That said, the~~ The potential growth that will be part of the RHNA Plan for the 6th Cycle - the County's RHNA allocation of 2,350 residential units is included in the overall growth assumed by the General Plan Review through the year 2042 (as defined in section 2.4 below). The potential development and growth that would occur as a result of the allocation of 2,350 residential units is consistent with the projected growth and development assumed in this Program EIR since the 2,350 residential units would make up a small portion of the overall net 11,275 unit increase in development that would occur by the year 2042. Thus for the purposes of this Program EIR, 6th Cycle Housing Element and the allocation of 2,350 units is considered part of the growth of the overall General Plan Review and Zoning Ordinance Update (as further described and estimated in Section 2.4).

(The above text is on pages 2-5 through 2-6 of the Draft General Plan EIR)

Section 4.13.1.d Regulatory Setting

State Housing Element Law

State housing element statutes (Government Code Sections 65580-65589.9) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local general plans and in particular, housing elements. Additionally, Government Code Section 65588 dictates that housing elements must be updated at least once every five to eight years. Fresno County's most recent housing element, (Fresno County Multi-Jurisdictional ~~2015-2023-2031~~ 2025 Housing Element) was adopted in ~~April 2016~~ 2025.

Regional Housing Needs Allocation Plan

California's Housing Element law requires that each county and city develop local housing programs to meet their "fair share" of future housing growth needs for all income groups, as determined by the DOF. The regional councils of government (COGs), including Fresno Council of Governments (FCOG), are then tasked with distributing the State-projected housing growth need for their region among their city and county

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jurisdictions by income category. This fair share allocation is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to plan for through a combination of: 1) zoning “adequate sites” at suitable densities to provide affordability; and 2) housing programs to support production of below-market rate units. Table 4.13-5 shows Fresno County’s allocation from the ~~2013~~ [2023-2031](#) RHNA Plan distributed among the four income categories. These categories include: very low (up to 50 percent of area median income); low (between 51 and 80 percent of area median income); moderate (between 81 and 120 percent of area median income); and above moderate income.

(The above text is on page 4.13-9 of the Draft General Plan EIR)

Impact PH-2

IMPACT PH-2 IMPLEMENTATION OF THE GPR/ZOU WOULD NOT RESULT IN THE DISPLACEMENT OF SUBSTANTIAL NUMBERS OF HOUSING OR PEOPLE. THE GPR/ZOU WOULD FACILITATE THE DEVELOPMENT OF NEW HOUSING IN ACCORDANCE WITH STATE AND LOCAL HOUSING REQUIREMENTS, WHILE PRESERVING EXISTING RESIDENTIAL NEIGHBORHOODS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

The 2042 General Plan contains land use designations for most land within the unincorporated county. Some land use designations, such as residential designations, would allow for development of land at higher densities than those at which the land is currently developed. Therefore, if the land were redeveloped based on the 2042 land use designation, the existing housing on the site could be demolished and replaced with higher density residential uses. Thus, although no projects have been identified that would displace existing units, if displacement did occur, new residential units would be constructed to replace existing displaced residences. In addition, Policies LU-F.5 (High-Density Housing), LU-H.1 (Mobile Homes), LU-H.4 (Second Units), and LU-G.A in the 2042 General Plan as well as Goal 2 (Affordable Housing) in the ~~2015-2023-2031~~ Housing Element aims to encourage and facilitate affordable and high density housing in order to further reduce impacts of displacement.

The GPR/ZOU directs new growth and new urban development near incorporated cities and existing unincorporated communities. Focusing development in urbanized areas over the life of the GPR/ZOU would not result in displacement of existing residences in order to accommodate the planned increase in development intensity due to the 2042 General Plan and ~~2015-2023-2031~~ Housing Element goals of encouraging affordable and higher density housing. As stated above, the GPR/ZOU would facilitate the development of new housing and promote new development in urban and urbanizing areas, possibly at higher density. Furthermore, Policies 1.3, 1.5, 1.6, 1.9, 3.1, and 3.3 in the eCounty’s ~~2015-2023-2031~~ Housing Element would ensure impacts associated with displacement of people and/or housing would be reduced to a less than significant level.

(The above text is on page 4.13-12 of the Draft General Plan EIR)

Section 6. Alternatives

“2015-2023” changes to “2023-2031” in the Population and Housing discussion for Alternatives 2 and 3.

(The above text is on pages 6-10 and 6-18 of the Draft General Plan EIR)

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1.4 PURPOSE OF AN EIR ADDENDUM

An addendum to a General Plan EIR is appropriate when the proposed changes are ‘minor’ in the context of the original General Plan Update. When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) reads:

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

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- (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
- (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

This document provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to consider the proposed project.

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2. CEQA Analysis

1.5 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to economic development, agriculture and land use, transportation and circulation, public facilities and services, open space and conservation, health and safety, environmental justice, and housing. The General Plan incorporates policies and implementation programs that guide future short- and long-term decision making, the creation and execution of master plans, the formation and refinement of budgets and capital improvements, and the regulation of development through the application and enforcement of various codes and ordinances. Many of these policies and programs are also designed to address and mitigate environmental impacts related to implementing the General Plan. The policies of the General Plan and the existing development standards apply to all development in the unincorporated county and would continue to apply to the lands that are the subject of the proposed project.

There are three vacant parcels in the Fresno SOI that are zoned AL-20 (Limited Agriculture 20-acre min), these parcels are designated in the General Plan for MDR-R (Medium Density Residential Reserve). The “-R” suffix indicates the Reserve Overlay and the future intention of medium density residential development on these three parcels. The Reserve Overlay is defined in Table LU-1 of the General Plan as an overlay that is “intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis.” Additionally, these parcels are not actively farmed, are not subject to a Williamson Act contract, and are classified as Rural Residential (not farmland of any kind) on the California Important Farmland Finder map maintained by the California Department of Conservation (CIFF Map).¹ Accordingly, despite the current agricultural zoning, these parcels are considered to be designated for some density of urban development as part of the General Plan.

The parcel in Riverdale (APN 05516121S) is currently designated for some density of urban development but is identified for land use change and is classified as prime farmland on the CIFF Map. However, no evidence of any agricultural activity was found on this parcel dating back at least 30 years (based on aerial records). Additionally, the County is in the process of implementing its General Plan, including encouraging the State of California to update its Farmland Map, which may include the reclassification of this parcel. This parcel is also surrounded by built single- and multi-family development on three sides (north, east, and west). Finally, this parcel is currently designated in the 2024 General Plan (MDR) and zoned (R1/R2/R2-A) for a mixture of single-family and multi-family residential.

Figure 2-1 displays the parcels identified for land use change, distinguishing the four parcels discussed above as Housing Element sites – agricultural zoning/lands.

¹ <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed 11/9/2024.

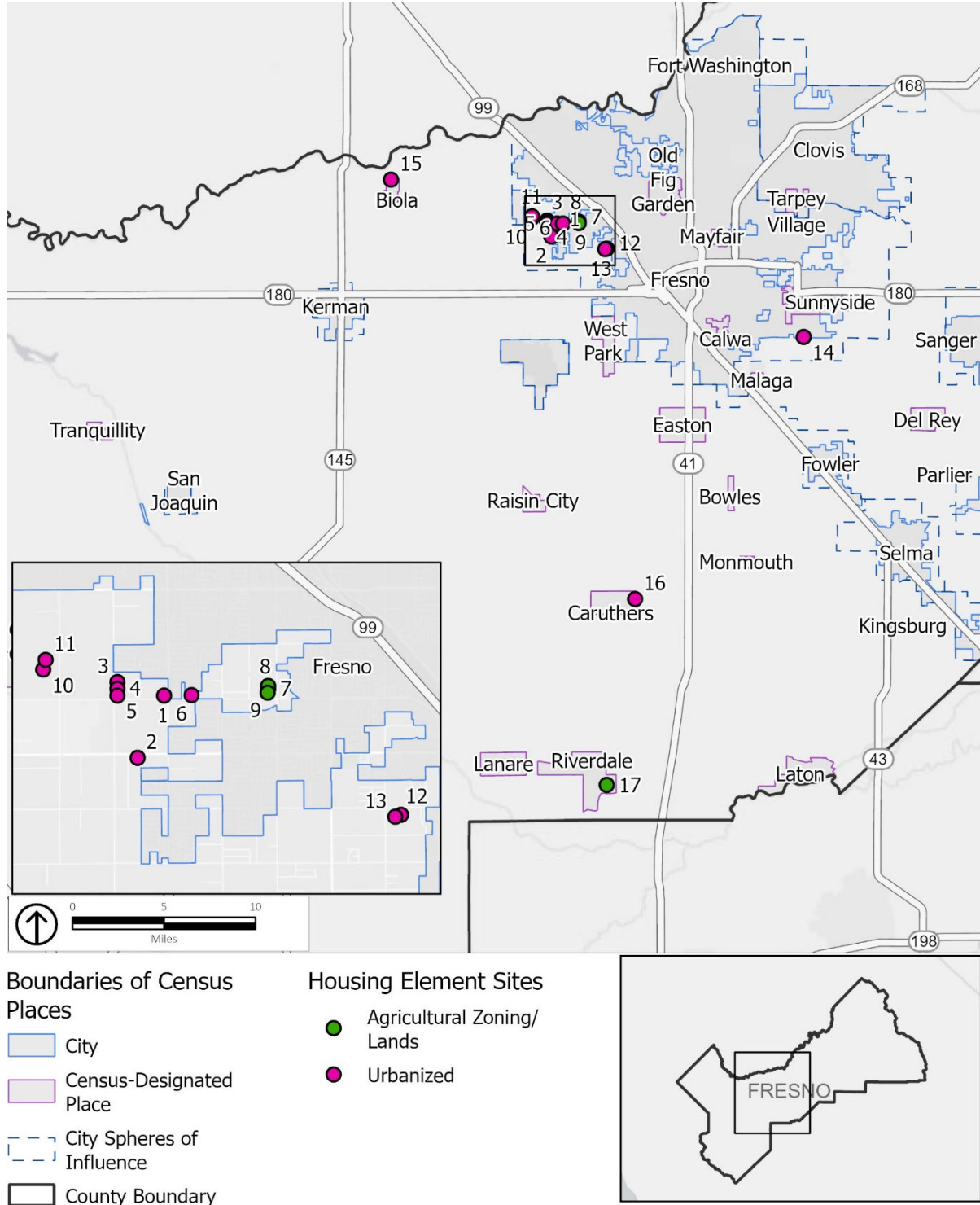
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Figure 2-1: Parcels Proposed for Land Use Change



Source: Fresno County and PlaceWorks, 2024

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Physical impacts from development are addressed through policies in the General Plan, the County's ordinances and codes, and adopted engineering standards. Future development would be subject to federal, state, and local policies affecting land use such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting that regulate when and how construction can occur. Moreover, the County requires building permit and development review process which is independent of the CEQA process. Additionally, prior to issuance of any building permit, a project applicant is required to pay development fees, which would address potential impacts to public services and regional transportation improvements. The policies and regulations identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

Therefore, these amendments to the General Plan and Zoning Map would not result in new significant effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Furthermore, the amendments to the General Plan and Zoning Map do not approve any specific development and any future project(s) would have to undergo environmental review, consistent with CEQA.

1.6 FINDINGS

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project.

- 1. No substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The proposed project will update the Housing and Agriculture and Land Use Elements and redesignate and rezone parcels to ensure that the County has the capacity to accommodate its lower income portion of the 2023-2031 RHNA. All of the sites shown in Table 1-2 of this Addendum were identified in the General Plan and EIR for some form of intensive development. The General Plan EIR included the RHNA as part of the overall growth projections as described on pages 2-5 and 2-6 of the Draft General Plan EIR.

The conversion of agricultural land to nonagricultural land uses was evaluated in the General Plan EIR and determined to be a significant and unavoidable impact. Table 2-1 shows the amount of important farmland within the planning area. The proposed 3.55 acres of potential agricultural land conversion in Riverdale represents a small reduction (0.0005%) in the total amount of Prime Farmland in the County. While all agricultural land conversion is considered an impact, the conversion of this amount of land does not represent a substantial increase in severity of the impact from what was analyzed in the General Plan EIR.

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The conversion of land from agricultural zoning to non-agricultural zoning was evaluated in the General Plan EIR and determined to be a significant and unavoidable impact. While three parcels totaling 8.75 acres are currently zoned for Limited Agriculture, these parcels are also designated for Medium Density Residential-Reserve in the General Plan, indicating that the General Plan evaluated these parcels as eventually converting to non-agricultural zoning. Even if the parcels are considered to be a conversion of land zoned for agriculture, the 8.75 acres represents a small portion (<0.0005%) of the roughly 1.88 million acres of land that is currently zoned for agriculture in the County.² None of the parcels are subject to a Williamson Act contract. While the conversion of any land to from agricultural to non-agricultural zoning may be considered an impact, the conversion of this amount of land does not represent a substantial increase in severity of the impact from what was analyzed in the General Plan EIR.

Moreover, a number of Housing Element policies and programs are intended to facilitate the creation of affordable housing for farm workers. The County conducted a farmworker survey in 2021 and 2022, which indicated most farm workers preferred housing in urbanized community areas, away from agricultural operations and near services and amenities. Housing Element Program 35 (Housing for Farmworkers) includes an objective to facilitate new affordable housing development for farmworkers. As farmworker housing is a permitted and appropriate use of Prime Farmland and land zoned for agriculture (See Table 2-2 Allowable Uses and Permit Requirements for Agricultural Zones, Page 2-13 of the Fresno County Zoning Ordinance), the use of any of the aforementioned parcels as affordable housing for farmworkers, even if not as onsite farmworker housing, would be consistent with statewide and County priorities.

Table 2-1: Important Farmland in the Planning Area

Farmland Designation	2018 Acres	% of 2018 Total Land	Proposed Project	% Total
Prime Farmland	672,208	29.1%	672,204	29.1%
Farmland of Statewide Importance	395,148	17.1%	395,148	17.1%
Farmland of Local Importance	192,434	8.3%	192,434	8.3%
Unique Farmland	95,352	4.1%	95,352	4.1%
Grazing Land	822,455	35.6%	822,455	35.6%
Urban and Built-Up Land	132,872	5.8%	132,868	5.8%
Total	2,310,465	100%	2,310,465	100%

Source: California Department of Conservation 2018. Note: 2018 is the most recent published data at the time of preparation of this Addendum. https://www.conservation.ca.gov/dlrp/fmmp/Pages/2016-2018_Farmland_Conversion_Report.aspx

Impacts to air quality, cultural resources, geology and soils (paleontological), greenhouse gas emissions, transportation, tribal cultural resources, utilities and service systems, and wildfire, result from construction and impacts unique to each site. The General Plan EIR found these impacts to be significant and unavoidable for the growth projections assumed in the General Plan. The location of housing is on land that was designated for development in the General Plan therefore the construction related impacts would be similar to those evaluated in the General Plan EIR. Local, state, and federal regulations regarding natural and historic resources continue to apply regardless of whether CEQA is triggered by a subsequent project.

² <https://www.fresnocountyca.gov/Departments/Agricultural-Commissioner/Annual-Crop-Livestock-Report>, accessed 11/9/2024.

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Regarding transportation impacts, the increase in density and emphasis on placing housing near established communities has the potential to reduce VMT from the significant and unavoidable determination reported in the General Plan EIR. Therefore, the proposed project would not change the conclusions of the EIR and would not require revisions to the General Plan EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:

a. The project will have one or more significant effects not discussed in the previous EIR.

The proposed project would establish policy direction, programmatic support, and revised land use designations and zoning districts to construct dwelling units throughout the unincorporated areas of the County. Construction of dwelling units was projected in the General Plan and evaluated in the General Plan EIR. The policies and mitigation measures identified in the General Plan EIR, and all existing regulations, would continue to apply to all development and would have the same mitigating effect as disclosed in the General Plan EIR. As the type and style of development is similar to housing projected in the General Plan and EIR, there is no new information that was not known and could not have been known at the time the General Plan EIR was certified demonstrating that the project would have one or more significant effects not discussed in the previous EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would not substantially change the significant impacts as those disclosed in the General Plan EIR. The General Plan policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all new development, including sites rezoned as part of this project. These policies would have the same mitigating effect as disclosed in the General Plan EIR. There is no new information that would demonstrate that significant effects examined would be substantially more severe than shown in the General Plan EIR.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

All policies and mitigation measures identified in the General Plan EIR would continue to apply to all development in the city and would have the same mitigating effect as disclosed in the General Plan EIR. The proposed project would not change the assumptions described in the General Plan EIR, and therefore would not substantially change the conclusions of the EIR or require new mitigation measures.

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- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. The proposed project would not result in a significant increase in developable acres or overall development intensity and the resulting impacts would be the same as those disclosed in the certified General Plan EIR. Furthermore, the rezoning of sites would not result in population growth that exceeds the anticipated countywide population growth identified in the General Plan EIR. No new mitigation measures or alternatives to the proposed project would be required.

1.7 DETERMINATION

For the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum.

Petition Against Rezoning to Multi Family Homes in Green Village Neighborhood

To: Fresno County Planning Commission/Relevant Authority]

From: Concerned Residents of Green Village Neighborhood

Date: 12-8-2024

Subject: Opposition to Proposed Rezoning for Multifamily Homes

We, the undersigned residents of Green Village Neighborhood, formally oppose the proposed rezoning of our neighborhooding acreage from medium low density residential to medium high density residential zoning. Currently zoned as medium low density residential zoning which is a category for land where housing development is intended to be moderately spaced out, typically featuring single-family homes on larger lots, with a density level that falls between low-density (very spread out) and medium-density (more closely packed together) residential areas. Rezoning to a medium high density with up to 23 + units is out of character for this area.

Reasons for Opposition:

1. **Impact on Community Character:** The proposed change threatens the unique character and charm of our neighborhood, which is primarily single-family oriented, large lot country living. Green Village county island neighborhood is just that, country living with city amenities within two miles.
2. **Increased Traffic and Congestion:** Multifamily homes typically lead to an increase in traffic, which can cause congestion on our streets, posing safety risks to pedestrians and cyclists. Currently, sidewalks and stop signs are non-existent in this area. This would put our pedestrians at risk with the increase in traffic to the area.
3. **Strain on Local Resources:** An influx of residents from new multifamily housing could strain existing public services, such as schools, parks, and emergency services, which are currently adequate for our community size. While Sanger Unified has a new high school and next year middle school, the elementary schools are stretched to capacity. Lone Star Elementary increased capacity by adding a few portables, but their campus parking, cafeteria and other facilities have not been expanded. In regards to parks, we do not have a park near by.
4. **Property Value Concerns:** The introduction of multifamily residences may negatively impact property values in our neighborhood, affecting homeowners' investments. Majority of the houses around the proposed rezoning area are lived in by the homeowners. We purchased with knowledge that the other properties surrounding us are medium low density residential zoning. Bringing 23 units to a 1.3 acre lot would affect the current property values.
5. **Environmental Considerations:** Increased development can lead to loss of green space and negatively affect local wildlife. While the current lot has a horse, wood

Petition Against Rezoning to Multi Family Homes in Green Village Neighborhood

and one semi truck parking, it is an open area. We currently have squirrels and foxes in the area.

6. **Access:** Access for individuals in the 23 + units is very limited. Green Village is the last family neighborhood before orchard living. The closest restaurant is a 44 minute walk or 2 mile drive. Access to public transportation does not exist within our neighborhood. There is a gas station .4 miles away but the one fast food restaurant in the area closed over a year ago and there are no signs of another opening.

Action Requested:

We respectfully request that the Fresno County Planning Commission reconsider the proposed rezoning and prioritize the preservation of our neighborhood's character and quality of life.

Signatures:

1. Ashley Sunamoto Ashley Sunamoto, 5684 East Garrett Ave. Fresno, 93727
2. Angel Gonzalez 5676 E. GARRETT AV
3. Chris Steffen 5650 E. Garrett Ave
4. John Phillips 2549 S. JUDY AVE
5. Theresa Elross 5632 E Garrett Ave
6. Elaine Huffley 2552 S. JUDY AVE
7. John Phillips 2562 S. JUDY AVE
8. Tommy 5651 E KAVILAND AVE 93727
9. Eva Vega 5656 E KAVILAND AVE 93727
10. Elaine Villan 5670 E. KAVILAND AVE 93727
11. John Phillips 5669 E. GARRETT AVE FRESNO CA 93727
12. Ruby M Huffley 5220 Judy Ave.

Instructions for Signing:

- Please fill in your name and address above.
- Return this petition to Ashley Sunamoto

Thank you for your support in preserving the integrity of our beloved neighborhood!

13. Eddie Riera 5677 E GARRETT
14. Larry Riera 5678 E. KAVILAND
15. John Phillips 2543 S Phillip Ave
16. John Phillips 5714 E. KAVILAND
17. Rachael 5676 E Garrett Ave
18. Paul 5663 E. GARRETT AVE
19. _____