

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

	AMENDING AND SUPERSEDING)
	RESOLUTION APPROVING GENERAL)
	PLAN AMENDMENT APPLICATION)
	NO. 577 AS THE FOURTH GENERAL)
	PLAN AMENDMENT CYCLE OF 2024)
	AMENDING THE COUNTY-ADOPTED)
	BIOLA, BULLARD CARUTHERS, CLOVIS)
	DEL REY, EASTON, FRESNO)
	HIGH-ROEDING, FRIANT –)
	FRIANT RANCH, LANARE, LATON)
	RIVERDALE, ROOSEVELT, SHAVER)
IN THE MATTER OF THE FRESNO)	LAKE AND TRANQUILITY COMMUNITY)
COUNTY GENERAL PLAN)	PLANS AND THE ONE SPECIFIED)
AMENDMENT APPLICATION NO. 577)	PARCEL IN DISTRICT ONE)

WHEREAS, the Fresno County Planning Commission on December 12, 2024, held a duly noticed public hearing and considered General Plan Amendment (GPA) Application No. 577 and associated Amendment Application (AA) No. 3871; and

WHEREAS, at the conclusion of the public hearing, the Fresno County Planning Commission recommended approval of GPA No. 577 and AA No. 3871; and

WHEREAS, the Board duly fixed December 17, 2024, for a public hearing on GPA 577 to the 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 one specified parcel in District One and the associated Rezone and the public hearing was held thereon in the manner prescribed by law; and

WHEREAS, the Board considered the Agenda Item with attachments including the Planning Commission Staff Report, 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 three specified parcels in District One, the proposed Rezone, and the Planning Commission’s resolution; and

WHEREAS, the Board heard and considered verbal and/or written public testimony on the proposed amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno

1 High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility
2 Community Plans, and the three specified parcels in District One and the proposed Rezone; and

3 WHEREAS, the amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey,
4 Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake,
5 and Tranquility Community Plans, consist of changing the Medium High Density Residential land use
6 designation in said Community Plans to allow a density of 23 dwelling units per acre (29 units net); and

7 WHEREAS, the Rezone consists of changing a 0.98-acre parcel (APN 016-480-30) from the R-P
8 (Residential and Professional Office) Zone District to the R-3 (Medium High Density) Zone District; and
9 changing a 2.22-acre (APN 511-021-02), from the R-R (Rural Residential) Zone District to the R-3
10 (Medium High Density) Zone District; and changing a 2.22-acre parcel (APN 511-021-03) from the R-R
11 (Rural Residential) Zone District to the R-3 (Medium High Density Residential) Zone District; and
12 changing a 2.22-acre parcel (APN 511-021-04) from the R-R (Rural Residential) Zone District to the R-3
13 (Medium High Density) Zone District; and changing a 2.03-acre parcel (APN 511-021-13) from the R-R
14 (Rural Residential) Zone District to the R-3 (Medium High Density) Zone District; and changing a 2.37-
15 acre parcel (APN 511-022-07) from the R-R (Rural Residential) Zone District to the R-3 (Medium High
16 Density) Zone District; and changing a 2.3-acre parcel (APN 511-031-47S) from the AL-20 (Limited
17 Agriculture, 2-acre minimum parcel size) Zone District to the R-3 (Medium High Density) Zone District;
18 and changing a 2.3-acre parcel (APN 511-031-48S), from the AL-20 (Limited Agriculture, 2-acre minimum
19 parcel size) Zone District to the R-3 (Medium High Density) Zone District; and changing a 4.15-acre
20 parcel (APN 511-031-49S) from the AL-20 (Limited Agriculture, 2-acre minimum parcel size) Zone District
21 to the R-3 (Medium High Density) Zone District; and changing a 3.26-acre parcel (APN 449-040-05) from
22 the R-R (Rural Residential) Zone District to the R-3 (Medium High Density) Zone District; and changing
23 a 3.11-acre parcel (APN 449-040-55) from the R-R (Rural Residential) Zone District to the R-3 (Medium
24 High Density) Zone District; and changing a 3.55-acre parcel (APN 055-161-21S) from the R-1 (Medium
25 Density)/R-2 (Multi-Family Low Density)/R-2-A (Multi-Family Low Density) Zone Districts to the R-3
26 (Medium High Density) Zone District; and changing a 8.26-acre parcel (APN 043-060-75) from the R-1
27 (Medium Density) Zone District to the R-3 (Medium High Density) Zone District; and changing a 2.33-
28 acre parcel (APN 312-092-41) from the R-R (Rural Residential) Zone District to the R-3 (Medium High

1 Density) Zone District; and

2 WHEREAS, an Addendum to the Fresno County General Plan Environmental Impact Report No.
3 6245 was prepared for the project by Department staff in conformance with the provisions of the California
4 Environmental Quality Act (CEQA). Information provided in the Addendum provides the basis for the
5 determination that a Subsequent EIR is not required and that the Board of Supervisors can rely on the
6 original EIR and the Addendum. On the basis of the whole record before the Board of Supervisors,
7 including any comments received, there is no substantial evidence that these amendments to the County-
8 adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch,
9 Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans, and the three
10 specified parcels in District One, and the associated AA 3871 will have a significant effect on the
11 environment; and

12 WHEREAS, upon consideration, the Board of Supervisors has determined that the proposed
13 amendment is essential to addressing the State mandates related to the required adoption of the Sixth
14 Cycle Housing Element.

15 WHEREAS, this will be the fourth amendment cycle to the Fresno County General Plan in this
16 calendar year.

17 NOW, THEREFORE IT IS HEREBY RESOLVED that the Fresno County Board of Supervisors
18 hereby adopts Resolution amending the Fresno County-adopted Biola, Bullard, Caruthers, Clovis, Del
19 Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver
20 Lake, and Tranquility Community Plans, and the one specified parcel in District One Community Plans
21 as proposed by GPA No. 577.

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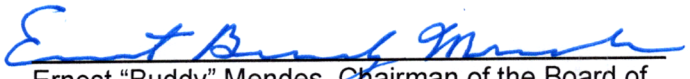
1 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors of
2 the County of Fresno the 19th day of August, 2025, to wit:

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4 AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco


5 NOES: None

6 ABSENT: None

7 ABSTAINED: None

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10 
11 Ernest "Buddy" Mendes, Chairman of the Board of
Supervisors of the County of Fresno

12
13 **ATTEST:**
14 Bernice E. Seidel
15 Clerk of the Board of Supervisors
County of Fresno, State of California

16 By 
17 Deputy