



Board Agenda Item 28

DATE: July 14, 2026

TO: Board of Supervisors

SUBMITTED BY: Paul Nerland, County Administrative Officer

SUBJECT: Resolution of Intention to Amend the Fresno County Zoning Ordinance

RECOMMENDED ACTION(S):

1. **Adopt Resolution of Intention directing the Department of Public Works and Planning and County Counsel to initiate the necessary studies and prepare draft amendments to the Fresno County Zoning Ordinance to update standards for agricultural produce stands; and**
2. **Direct and authorize staff to prepare, schedule, and provide required public notice for the necessary public hearings before the Planning Commission and, as appropriate, present the proposed amendments to the Board of Supervisors for further consideration and possible adoption.**

There is no additional Net County Cost associated with the recommended actions. The County seeks to modernize its regulatory framework related to zoning regulations governing agricultural produce stands to support local farmers and agricultural producers. The current Fresno County Zoning Ordinance provisions offer limited flexibility and do not adequately reflect the operational needs and seasonal cycles of modern agricultural operations. The proposed Resolution of Intention initiates the studies and ordinance amendment process necessary to consider such changes. This item is countywide.

ALTERNATIVE ACTION(S):

Your Board may choose not to adopt the Resolution of Intention at this time. Under this option, staff would not initiate studies or prepare draft amendments to the Fresno County Zoning Ordinance, and no public hearings would be scheduled. This alternative would leave existing zoning standards in place and continue the current limitations on agricultural produce stands. Your Board could also direct staff to return with additional information or stakeholder input before proceeding, delaying initiation of the amendment process, or elect to modify the scope of the proposed updates before directing staff to prepare draft ordinance amendments.

FISCAL IMPACT:

There is no increase to Net County Cost associated with the recommended actions. Adoption of the Resolution of Intention will not create a direct fiscal impact at this time. Any staff time required for studies, drafting, and public hearings will be absorbed within existing departmental resources.

DISCUSSION:

Fresno County's agricultural sector is a cornerstone of the regional economy, contributing significantly to food production, jobs, and local commerce. Agricultural produce stands play an important role in allowing farmers to market fresh, locally grown products directly to the community. However, the current Fresno

County Zoning Ordinance provides limited flexibility for such operations, resulting in regulatory challenges that can hinder agricultural producers' ability to respond to seasonal harvest cycles.

The Board of Supervisors has expressed interest in modernizing these standards to better align with contemporary agricultural practices. The proposed amendments would establish clear and updated use regulations, including allowing produce grown by an agricultural producer to be sold at an agricultural produce stand on any property owned, leased, or rented by the agricultural producer.

The Resolution of Intention directs the Department of Public Works and Planning and County Counsel to conduct the necessary studies, draft proposed amendments, and schedule required public hearings. Adopting the Resolution does not authorize any specific project. Instead, it begins the formal process of assessing whether the proposed updates can offer farmers greater operational flexibility while ensuring continued compliance with land use regulations, maintaining public safety, and preserving the character of surrounding communities. Adoption of the Resolution of Intention will formally initiate the necessary studies, analysis, and preparation of draft ordinance amendments for review by the Planning Commission and/or the Board.

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Resolution of Intention

CAO ANALYST:

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