

Item #10  
8-19-2025

August 19, 2025

Fresno County Board of Supervisors  
2281 Tulare Street, Room 301  
Fresno, CA 93721

SUBJECT: Agenda Item No. 10 — Environmental Review Prepared for the Biola Community Plan Update

Chairman Mendes and Members of the Board of Supervisors:

The League of Women Voters of Fresno (**League**) has submitted two letters concerning the update of the Biola Community Plan.

The League has explained why it is inappropriate to prepare an addendum to the 2024 General Plan EIR.

Some of the issues raised by the League include the absence of information and the absence of an environmental analysis concerning...

- Potential impacts identified by various agencies, and
- The expansion of the community's wastewater facilities.

While in certain circumstances it may be proper to defer mitigation for identified adverse impacts, it is not proper to defer the environmental review itself, especially when agencies have identified potential impacts.

The County did not engage in any investigation or analysis to establish with assurance that "deferred" environmental review will be feasible and effective in protecting the environment.

In essence, the update of the community plan requires an upfront environmental assessment to identify and analyze potential environmental impacts.

And because the County has not provided any detailed written responses to concerns raised by the League, the League is again compelled to ask your Board to direct staff to complete an environmental review of the impacts identified by several agencies and the League of Women Voters of Fresno.

Thank you,

Radley Reep  
[radleyreep@netzero.net](mailto:radleyreep@netzero.net)

Item #10  
8/19/25 BOS meeting

**From:** Marisol Camacho <[marisol07c11@gmail.com](mailto:marisol07c11@gmail.com)>  
**Sent:** Monday, August 18, 2025 10:07 PM  
**To:** Quiroga, Yvette <[yquiroga@fresnocountyca.gov](mailto:yquiroga@fresnocountyca.gov)>  
**Cc:** Kremer, Anton <[akremer@fresnocountyca.gov](mailto:akremer@fresnocountyca.gov)>  
**Subject:** Re: Letter of Support- Biola Community Plan

Hello Yvette, Attached is my letter of support. On Wed, Jul 23, 2025 at 9:44 PM Marisol Camacho <[marisol07c11@gmail.com](mailto:marisol07c11@gmail.com)> wrote:

Hi Yvette, Please see attached my letter of support for the Biola Community Plan. I hope there's enough

On Wed, Jul 23, 2025 at 9:44 PM Marisol Camacho <[marisol07c11@gmail.com](mailto:marisol07c11@gmail.com)> wrote:

Hi Yvette,

Please see attached my letter of support for the Biola Community Plan. I hope there's enough support from community members.

--

Respectfully,

*Marisol Camacho*

Marisol Camacho  
PO Box 331  
Biola, CA 93606

Fresno County Board of Supervisors  
2281 Tulare St # 301  
Fresno, CA 93721

August 18, 2025

RE: Letter of Support for the Biola General Plan

Dear Board of Supervisors,

I am writing to express my support for the adoption of the Biola General Plan.

As a former employee of the Biola Community Services District and an active member of the Biola community, I had the opportunity to participate in the community meetings held throughout the planning process. I also worked closely with County staff to share feedback, elevate community priorities, and help shape a plan that truly reflects the needs and vision of Biola residents.

The General Plan is the result of a thoughtful, community-driven process. It outlines a clear and responsible vision for our future and includes important rezoning changes that align with the expressed wishes of residents and community stakeholders.

Many people, such as residents, community members, local leaders, and County staff, waited many years and worked very hard over the past year to bring this plan to life. Their dedication, collaboration, and shared vision have culminated in a plan that we believe represents the best path forward for Biola.

We humbly ask for your careful consideration and approval of the Biola General Plan. While many of us are unable to attend the public hearing due to work or personal obligations, please accept this letter as a clear expression of our support. We are confident that this plan will serve as a strong foundation for the sustainable and inclusive growth of our community.

Thank you for your time and service to the County and our community.

Respectfully,

***Marisol Camacho***



[illegible]



# THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

## IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

### Notice of Public Hearing

GENERAL PLAN AMENDMENT APPLICATION NO. 578 and  
AMENDMENT APPLICATION 3782

DATE AND TIME OF PUBLIC  
HEARING:  
AUGUST 19, 2025 AT 9:30AM

### DECLARATION OF PUBLICATION (2015.5 C.C.P.)

#### MISC. NOTICE

#### STATE OF CALIFORNIA

#### COUNTY OF FRESNO

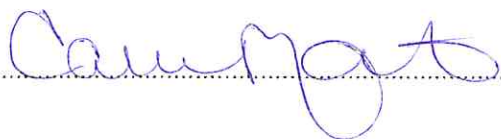
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

AUGUST 8, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

AUGUST 8, 2025

ON .....



#### Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on GENERAL PLAN AMENDMENT APPLICATION NO. 578 and AMENDMENT APPLICATION 3782 filed by the COUNTY OF FRESNO. Note: On July 24, 2025, the Fresno County Planning Commission considered this application, and forwarded its recommendation(s) to approve the application to the Board of Supervisors for final determination.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, August 19, 2025, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Amend the Fresno County General Plan to update the County-adopted Biola Community Plan and approve the Addendum to the Program Environmental Impact Report No. 2018031066 certified for the 2024 Fresno County General Plan Review and Zoning Ordinance Update pursuant to California Environmental Quality Act Section 15164(a). The project includes an expansion of the Biola Community Plan boundary, an amendment to the land use designations within the expanded boundary (amend land use diagram), and revisions to the goals, policies, and implementation programs identified in the Biola Community Plan. The Biola Community Plan goals, policies, and implementation programs are specific to the Biola community. Additionally Rezone, within the Biola Community Plan, six parcels to R-1 (Single Family Residential) and eight parcels to AL20 (Limited Agricultural).

For information, contact Yvette Quiroga, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at (559) 600-0533, or email at yquiroga@fresnocountyca.gov.

The full text of this Land Use Hearing will be available on the Fresno County website <https://fresnocounty.legistar.com> under the August 19, 2025, meeting at the Agenda Materials link by Wednesday, August 13, 2025.

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4230 or at yquiroga@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Ernest Mendes, Chairman  
Board of Supervisors

ATTEST:  
BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
Published in the Fresno Business Journal  
on Friday, August 8, 2025  
08/08/2025

# THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126  
Fresno, CA 93707  
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

## IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PUBLIC NOTICE  
ADOPTED ORDINANCE NO. R-508-3782  
SUMMARY

DATE OF ADOPTION:  
AUGUST 19, 2025

### DECLARATION OF PUBLICATION (2015.5 C.C.P.)

#### MISC. NOTICE

#### STATE OF CALIFORNIA

#### COUNTY OF FRESNO

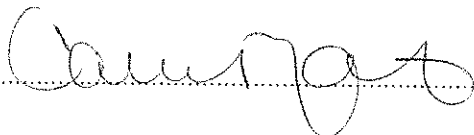
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

AUGUST 22, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California.

AUGUST 22, 2025

ON .....



#### PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-508-3782

#### SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on August 19, 2025, the Fresno County Board of Supervisors adopted Ordinance No. R-508-3782, an Ordinance of the County of Fresno, State of California.

#### SUMMARY OF ORDINANCE

The ordinance amends the County-adopted Biola Community Plan and rezone a 0.22-acre parcel identified as APN 016-292-07 from the C-4 (Central Trading) Zone District to the R-1 (Single Family Residential) Zone District, a 0.24-acre parcel identified as APN 016-292-08 from the C-4 (Central Trading) Zone District to the R-1 (Single Family Residential) Zone District, a 0.13-acre parcel identified as APN 016-292-09 from the C-4 (Central Trading) Zone District to the R-1 (Single Family Residential) Zone District, a 0.15-acre parcel identified as APN 016-292-10 from the C-4 (Central Trading) Zone District to the R-1 (Single Family Residential) Zone District, a 0.15-acre parcel identified as APN 016-292-11 from the C-4 (Central Trading) Zone District to the R-1 (Single Family Residential) Zone District, a 0.26-acre parcel identified as APN 016-300-14 from the M-1 (Light Industrial) Zone District to the R-1 (Single Family Residential) Zone District, a 5.02-acre parcel identified as APN 016-300-28ST from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District, a 4.19-acre parcel identified as APN 016-300-21S from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District, a 10.53-acre parcel identified as APN 016-020-13ST from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District, a 0.75-acre parcel identified as APN 016-020-15ST from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District, a 0.5-acre parcel identified as APN 016-190-56 from the AE-

20 (Exclusive Agricultural) Zone District to the AL-20 (Limited Agricultural) Zone District, rezone a 0.89-acre parcel identified as APN 016-190-60 from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District; a 34.23-acre parcel identified as APN 016-190-73 from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District; a 0.97-acre parcel identified as APN 016-300-23S from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Agricultural Limited) Zone District.

In accordance with Government Code Sections 25123, 25131, and 65854 - 65857, this Ordinance, designated as Ordinance No. R-508-3782 shall take effect thirty days after its passage.

The full text of this Ordinance is available online at <https://fresnocounty.legistar.com/Calendar.aspx> under the August 19, 2025, meeting date, or at the office of the Clerk to the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California.

This Ordinance was adopted by the following vote:

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

NOES: None

ABSENT: None

ATTEST:

Bernice E. Seidel

Clerk, Board of Supervisors  
08/22/2025

## **Proof of Service by Mail**

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On August 1, 2025, I served the attached Notice of Public Hearing before the Board of Supervisors of the County of Fresno on GENERAL PLAN AMENDMENT APPLICATION NO. 578 and AMENDMENT APPLICATION 3782 filed by the COUNTY OF FRESNO.
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 1st day of August 2025, in Fresno, California.

  
\_\_\_\_\_  
Deputy, Clerk of the Board



**The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by the Department of Public Works and Planning staff.**



# County of Fresno

## BOARD OF SUPERVISORS

Chairman  
**Buddy Mendes**  
District Four

Vice Chairman  
**Garry Bredefeld**  
District Two

**Brian Pacheco**  
District One

**Luis Chavez**  
District Three

**Nathan Magsig**  
District Five

**Bernice E. Seidel**  
Clerk

## Notice of Land Use Hearing

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Please See Map on Reverse Side

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### NOTES:

- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: August 1, 2025

**BERNICE E. SEIDEL**  
Board of Supervisors

By  Deputy

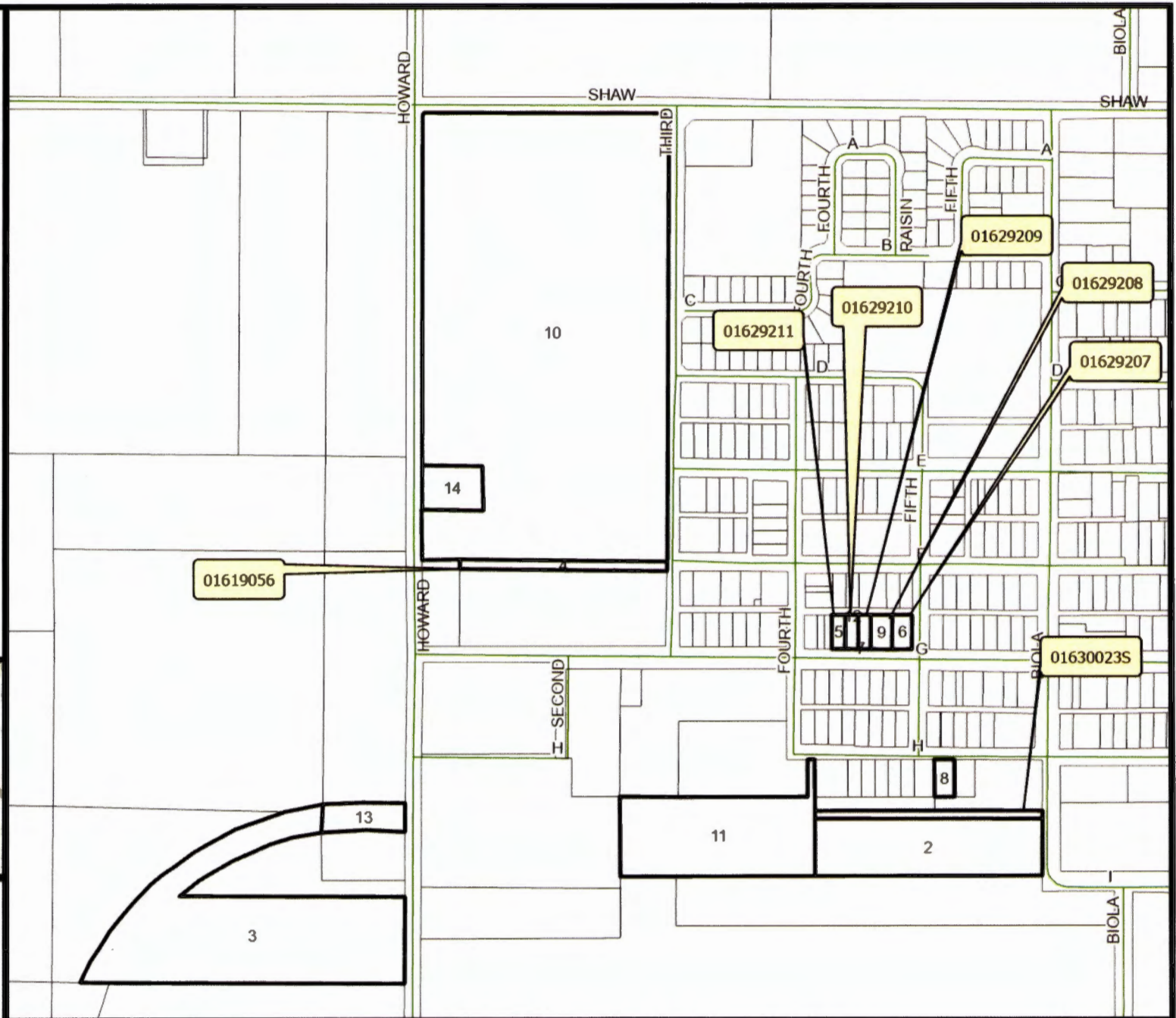
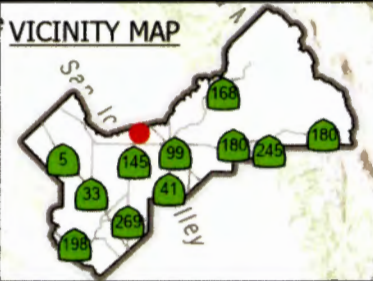
Room 300, Hall of Records / 2281 Tulare Street / Fresno, California 93721-2198 / (559) 600-3529 / FAX (559) 600-1608 / 1-800-742-1011

The County of Fresno is an Equal Employment Opportunity Employer

LEGEND:

ID	APN
1	01630023S
2	01630021S
3	01602013ST
4	01619056
5	01629211
6	01629207
7	01629209
8	01630014
9	01629208
10	01619073
11	01630028ST
12	01629210
13	01602015ST
14	01619060

## VICINITY MAP



## ZONING CHANGES