

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

IN THE MATTER OF THE FRESNO)	RESOLUTION APPROVING GENERAL)
COUNTY GENERAL PLAN)	PLAN AMENDMENT APPLICATION)
AMENDMENT NO. 563)	NO. 563 AS THE SECOND GENERAL)
	PLAN AMENDMENT CYCLE OF 2020)

WHEREAS, the Fresno County Planning Commission, on October 22, 2020 held a duly noticed public hearing and considered General Plan Amendment (GPA) Application No. 563 and its associated changes to the Agricultural and Land Use Element of the General Plan; and

WHEREAS, at the conclusion of the public hearing, the Fresno County Planning Commission recommended approval of GPA No. 563; and

WHEREAS, the Board duly fixed November 24, 2020, for a public hearing on the amendment of the County General Plan and the public hearing was held thereon in the manner prescribed by law; and

WHEREAS, at its November 24, 2020 hearing, the Board considered the Agenda Item with attachments including the Planning Commission Staff Report, the proposed amendment, and the Planning Commission's resolution; and

WHEREAS, the Board heard and considered additional verbal and/or written public testimony on the proposed amendment; and

WHEREAS, GPA No. 563 consists of amending the Agriculture and Land Use Element of the General Plan to increase the residential density for various land use designations that accommodate housing development, consistent with Program 10 of the County's adopted Fifth Cycle Housing Element and to address recent litigation; and

WHEREAS, GPA No. 563 more specifically changes the text of Table LU-1 of the General Plan's Agriculture and Land Use Element to reflect density increases for certain land use designations; and

WHEREAS, a modified Table LU-1 is attached as Exhibit 1 to this Resolution which identifies land use designations subject to the proposed density increase; and

1 WHEREAS, the Board finds that the proposed changes to the County General Plan are
2 consistent with the Fresno County General Plan and the requirements of Program 10 of the County's
3 adopted Fifth Cycle Housing Element; and

4 WHEREAS, the Board finds that the above actions are exempt from the California
5 Environmental Quality Act and has directed staff to file a Notice of Exemption with the Fresno County
6 Clerk's Office; and

7 WHEREAS, this will be the second amendment cycle to the Fresno County General Plan in the
8 2020 calendar year.

9 NOW, THEREFORE IT IS HEREBY RESOLVED that the Fresno County Board of Supervisors
10 hereby adopts Resolution amending the Fresno County General Plan as proposed by GPA No. 563
11 with the changes to Table LU-1 as attached as Exhibit 1.


12 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors
13 of the County of Fresno the 24th day of November 2020, to wit:

14
15 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

16 NOES: None

17 ABSENT: None

18 ABSTAINED: None

19 
20 Ernest Buddy Mendes, Chairman of the Board of
21 Supervisors of the County of Fresno

22 **ATTEST:**
23 Bernice E. Seidel
24 Clerk of the Board of Supervisors
25 County of Fresno, State of California


26 By 
27 Deputy
28

TABLE LU-1** FRESNO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹		
Land Use Designation	Residential Intensity (in gross acres)²	Non-residential Intensity Floor Area Ratio (FAR)³
Agriculture	1 DU/20 acres	0.10 ⁴
Irrigated Agriculture	1 DU/20 acres	0.10 ⁴
Westside Rangeland	1 DU/40 acres	0.10 ⁴
Eastside Rangeland	1 DU/40 acres	0.10 ⁴
Open Space	1 DU/40 acres	0.10 ⁴
Public Lands and Open Space	1 DU/40 acres	0.10 ⁴
Low Density Residential	0.9-2.8 DU/acre	0.35
Medium Density Residential	2.8-5.8 DU/acre	0.40
Medium High Density Residential	5.8-20 DU/acre	0.50
Mountain Residential	1 DU/5 acre to 14.5 DU/acre	0.50
Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Foothill Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Planned Urban Village	4.0-8.0 DU / acre (net)	0.50
Planned Rural Community	1.0-2.0 DU/acre	0.50
Rural Settlement Area	1 DU/2 acres to 1 DU/acre	0.50
Office Commercial	5.8-14.5 DU/acre	0.50
Neighborhood Commercial	5.8-20 DU/acre	0.50
Community Commercial	5.8-20 DU/acre	0.50
Central Business Commercial	5.8-20 DU/acre	1.00
Regional Commercial	n/a	1.00
Highway Commercial	n/a	1.00
Service Commercial	5.8-14.5 DU/acre	1.00
Special Commercial	n/a	1.00
Mountain Commercial	n/a	1.00
Limited Industry	n/a	1.50
General Industry	n/a	1.50
Public Facilities	n/a	0.50
Mountain Urban	1 DU/5 acres to 14.5 DU/acre	1.00
Reserve Overlay	1 DU/20 acres	0.10 ⁴
San Joaquin River Corridor Overlay	1 DU/20 acres	0.10 ⁴
Westside Freeway Corridor Overlay	n/a	1.00
¹ These are the applicable standards of residential and non-residential building intensity unless otherwise specified in policy text. ² Maximum allowable residential intensity or allowable range of residential intensity. Gross acreage includes roadways and other rights-of-way. Net acreage is about 80 percent of gross acreage. ³ Maximum allowable intensity for non-residential uses allowed as a matter of right in the compatible zone district where parcel size meets or exceeds minimum area requirements of applicable districts. ⁴ Does not apply to facilities necessary for resource production.		

**Revised 11-17-2020 BOS Resolution No. _____