

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

		RESOLUTION ADOPTING THE)
		ADDENDUM TO THE PROGRAM)
		ENVIRONMENTAL IMPACT REPORT)
		NO. 2018031066; APPROVING GENERAL)
6	IN THE MATTER OF THE FRESNO)	PLAN AMENDMENT APPLICATION)
7	COUNTY GENERAL PLAN)	NO. 578 - UPDATING THE COUNTY)
7	AMENDMENT APPLICATION NO. 578)	ADOPTED BIOLA COMMUNITY PLAN)

WHEREAS, the Fresno County Planning Commission on July 24, 2025, held a duly noticed public hearing and considered General Plan Amendment (GPA) Application No. 578 and associated Amendment Application (AA) No. 3872; and

WHEREAS, at the conclusion of the public hearing, the Fresno County Planning Commission recommended approval of GPA No. 579 and Rezone No. 3872; and

WHEREAS, the Board duly fixed August 19, 2025, held a duly noticed public hearing on GPA 578 to Update the County-adopted Biola Community Plan, 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 Update to the County-adopted Biola Community Plan, the proposed Rezone, and the Planning Commission’s resolution; and

WHEREAS, the amendment to expand the Biola Community Plan boundary to encompass four parcels, a .75-acre parcel identified as APN 016-020-15ST and a portion of a 10.53-acre (3.58-acres) parcel APN 016-020-13ST, a 5.02-acre parcel identified as APN 016-300-28ST, and a 4.19-acre parcel identified as APN 016-300-21S; and

WHEREAS, the GPA consists of changing land use designations as shown in Exhibit A to this Resolution; and

WHEREAS, the Rezone consists of changing zoning district as shown in Exhibit B to this Resolution; and

WHEREAS, the Board heard and considered verbal and/or written public testimony on the

1 proposed Update to the County-adopted Biola Community Plan and the proposed Rezone; and

2 WHEREAS, an Addendum to the Fresno County General Plan Final Program Environmental
3 Impact Report No. 2018031066 was prepared for the project by Department staff in conformance with
4 the provisions of the California Environmental Quality Act (CEQA). Information provided in the Addendum
5 provides the basis for the determination that a Subsequent EIR is not required and that the Board of
6 Supervisors can rely on the original EIR and the Addendum. On the basis of the whole record before the
7 Board of Supervisors, including any comments received, there is no substantial evidence that the Update
8 to the County-adopted Biola Community Plan, and the associated AA 3872 will have a significant effect
9 on the environment; and

10 NOW, THEREFORE IT IS HEREBY RESOLVED that the Addendum to the Fresno County
11 General Plan Environmental Impact Report No. 2018031066 is hereby approved Fresno County Board
12 of Supervisors; and.

13 BE IT FURTHER RESOLVED that the Fresno County Board of Supervisors hereby approves
14 the update to the Biola Community Plan, as proposed by GPA No. 578 and the associated AA 3872
15 and it is to be included in the Fresno County Second General Plan Amendment for 2025.


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

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

19 NOES: None

20 ABSENT: None

21 ABSTAINED: None

22
23 
Ernest "Buddy" Mendes, Chairman of the Board of
24 Supervisors of the County of Fresno

25 **ATTEST:**
26 Bernice E. Seidel
27 Clerk of the Board of Supervisors
County of Fresno, State of California

28 By 
Deputy

EXHIBIT A

Biola Land Use Changes

Acreage	Existing	Proposed
3.59	APN 016-020-13ST (portion): Agriculture (County General Plan)	APN 016-020-13ST: Public Facilities (Biola Community Plan)
0.75	APN 016-020-15ST: Agriculture (County General Plan)	APN 016-020-15ST: Public Facilities (Biola Community Plan)
0.5	APN 016-190-56: Residential: Medium Density (Biola Community Plan)	APN 016-190-56: Industrial: Limited (Biola Community Plan)
8.5	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Residential: Medium High Density (Reserve) (Biola Community Plan)
3	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Public Facilities: Park (Reserve)(Biola Community Plan)
5	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Commercial: Service Commercial (Reserve) (Biola Community Plan)
0.22	APN 016-292-07: Commercial: Central Business (Biola Community Plan)	APN 016-292-07: Residential: Medium Density (Biola Community Plan)
0.24	APN 016-292-08: Commercial: Central Business (Biola Community Plan)	APN 016-292-08: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-292-09: Commercial: Central Business (Biola Community Plan)	APN 016-292-09: Residential: Medium Density (Biola Community Plan)
0.15	APN 016-292-10: Commercial: Central Business (Biola Community Plan)	APN 016-292-10: Residential: Medium Density (Biola Community Plan)
0.15	APN 016-292-11: Commercial: Central Business (Biola Community Plan)	APN 016-292-11: Residential: Medium Density (Biola Community Plan)
0.26	APN 016-300-14: Industrial: General (Biola Community Plan)	APN 016-300-14: Residential: Medium Density (Biola Community Plan)
1.25	APN 016-300-16S: Industrial: General (Biola Community Plan)	APN 016-300-16S: Industrial: Limited (Biola Community Plan)
4.19	APN 016-300-21S: Agriculture (County General Plan)	APN 016-300-21S: Industrial: Limited (Biola Community Plan)
0.97	APN 016-300-23S: Industrial: General (Biola Community Plan)	APN 016-300-23S: Industrial: Limited (Biola Community Plan)
0.51	APN 016-300-27S: Industrial: General (Biola Community Plan)	APN 016-300-27S: Industrial: Limited (Biola Community Plan)
5.02	APN 016-300-28ST: Agriculture (County General Plan)	APN 016-300-28ST: Public Facilities (Biola Community Plan)
0.15	APN 016-480-01: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-01: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-480-02: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-02: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-480-03: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-03: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-480-04: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-04: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-480-05: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-05: Residential: Medium Density (Biola Community Plan)
0.15	APN 016-480-06: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-06: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-07: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-07: Residential: Medium Density (Biola Community Plan)

EXHIBIT A

Biola Land Use Changes

Acreage	Existing	Proposed
0.13	APN 016-480-08: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-08: Residential: Medium Density (Biola Community Plan)
0.16	APN 016-480-09: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-09: Residential: Medium Density (Biola Community Plan)
0.19	APN 016-480-10: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-10: Residential: Medium Density (Biola Community Plan)
0.21	APN 016-480-11: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-11: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-12: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-12: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-13: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-13: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-14: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-14: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-15: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-15: Residential: Medium Density (Biola Community Plan)
0.18	APN 016-480-16: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-16: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-18: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-18: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-19: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-19: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-20: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-20: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-21: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-21: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-22: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-22: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-23: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-23: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-24: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-24: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-25: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-25: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-26: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-26: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-480-27: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-27: Residential: Medium Density (Biola Community Plan)
0.69	APN 016-480-28: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-28: Public Facilities (Biola Community Plan)
4.83	APN 016-480-29: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-29: Residential: Medium Density (Biola Community Plan)
1	APN 016-480-30: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-30: Residential Medium High Density (Biola Community Plan)
0.16	APN 016-480-32: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-32: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-490-01: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-01: Residential: Medium Density (Biola Community Plan)

EXHIBIT A

Biola Land Use Changes

Acreage	Existing	Proposed
0.11	APN 016-490-02: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-02: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-03: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-03: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-04: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-04: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-05: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-05: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-06: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-06: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-07: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-07: Residential: Medium Density (Biola Community Plan)
0.15	APN 016-490-08: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-08: Residential: Medium Density (Biola Community Plan)
0.18	APN 016-490-10: Public Facilities: Park (Biola Community Plan)	APN 016-490-10: Residential: Medium Density (Biola Community Plan)
0.25	APN 016-490-11: Public Facilities: Park (Biola Community Plan)	APN 016-490-11: Residential: Medium Density (Biola Community Plan)
0.18	APN 016-490-12: Public Facilities: Park (Biola Community Plan)	APN 016-490-12: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-13: Public Facilities: Park (Biola Community Plan)	APN 016-490-13: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-14: Public Facilities: Park (Biola Community Plan)	APN 016-490-14: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-15: Public Facilities: Park (Biola Community Plan)	APN 016-490-15: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-16: Public Facilities: Park (Biola Community Plan)	APN 016-490-16: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-17: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-17: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-18: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-18: Residential: Medium Density (Biola Community Plan)
0.11	APN 016-490-19: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-19: Residential: Medium Density (Biola Community Plan)
0.16	APN 016-490-20: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-20: Residential: Medium Density (Biola Community Plan)
0.17	APN 016-490-21: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-21: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-22: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-22: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-23: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-23: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-24: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-24: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-25: Public Facilities: Park (Biola Community Plan)	APN 016-490-25: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-26: Public Facilities: Park (Biola Community Plan)	APN 016-490-26: Residential: Medium Density (Biola Community Plan)

EXHIBIT A

Biola Land Use Changes

Acreage	Existing	Proposed
0.12	APN 016-490-27: Public Facilities: Park (Biola Community Plan)	APN 016-490-27: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-28: Public Facilities: Park (Biola Community Plan)	APN 016-490-28: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-29: Public Facilities: Park (Biola Community Plan)	APN 016-490-29: Residential: Medium Density (Biola Community Plan)
0.12	APN 016-490-30: Public Facilities: Park (Biola Community Plan)	APN 016-490-30: Residential: Medium Density (Biola Community Plan)
0.13	APN 016-490-31: Public Facilities: Park (Biola Community Plan)	APN 016-490-31: Residential: Medium Density (Biola Community Plan)
0.14	APN 016-490-33: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-33: Residential: Medium Density (Biola Community Plan)

Exhibit B

Biola Zoning Change

APN	Acres	Current Zoning	Proposed Zoning
016-292-07	0.22	C4 (Central Trading)	R1 (Single Family Residential)
016-292-08	0.24	C4 (Central Trading)	R1 (Single Family Residential)
016-292-09	0.13	C4 (Central Trading)	R1 (Single Family Residential)
016-292-10	0.15	C4 (Central Trading)	R1 (Single Family Residential)
016-292-11	0.15	C4 (Central Trading)	R1 (Single Family Residential)
016-300-14	0.26	M1 (Light Industrial)	R1 (Single Family Residential)
016-300-28ST	5.02	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-300-21S	4.19	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-020-13ST	10.53	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-020-15ST	0.75	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-56	0.5	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-60	0.89	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-73	34.23	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-300-23S	0.97	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)