



GENERAL PLAN AMENDMENT 578

Biola Community Plan Update

Fresno County Public Works and Planning



PREVIOUS BOARD ACTIONS

- On July 18, 2023, your Board accepted the Fresno County Guidance Document for Unincorporated Community Plans, which provides guidance for updating existing community plans as well as establishing new community plans. Your Board also approved the scoring criteria and the order in which the County's community plans are to be updated.
- The initial three community plans identified for updates were Del Rey, Riverdale, and Biola, in that order. The first two community plans to be updated are the Del Rey Community Plan and the Biola Community Plan.

WHAT IS THE GENERAL PLAN?

A General Plan is a blueprint for a county's future. Here in the State of California, every city and county is required to have a General Plan. The Plan helps make future decisions regarding the development of Fresno County.

The Fresno County General Plan includes the following elements:

- Agriculture and Land Use
- Housing
- Transportation and Circulation
- Health and Safety
- Open Space and Conversation
- Environmental Justice
- Economic Development
- Public Facilities and Services

The Fresno County General Plan (General Plan) includes regional, community, and specific plans. These plans focus on certain geographic regions or communities. These plans carry the same weight as the General Plan.

WHAT ARE COMMUNITY PLANS?



Community Plans serve the same purpose as the General Plan except that community plans function at the community level while the General Plan functions at the countywide level.



Community Plans refine policies of the General Plan as they apply to a smaller geographic area.



Unincorporated community plans apply to unincorporated areas of the County.

UPDATE HISTORY

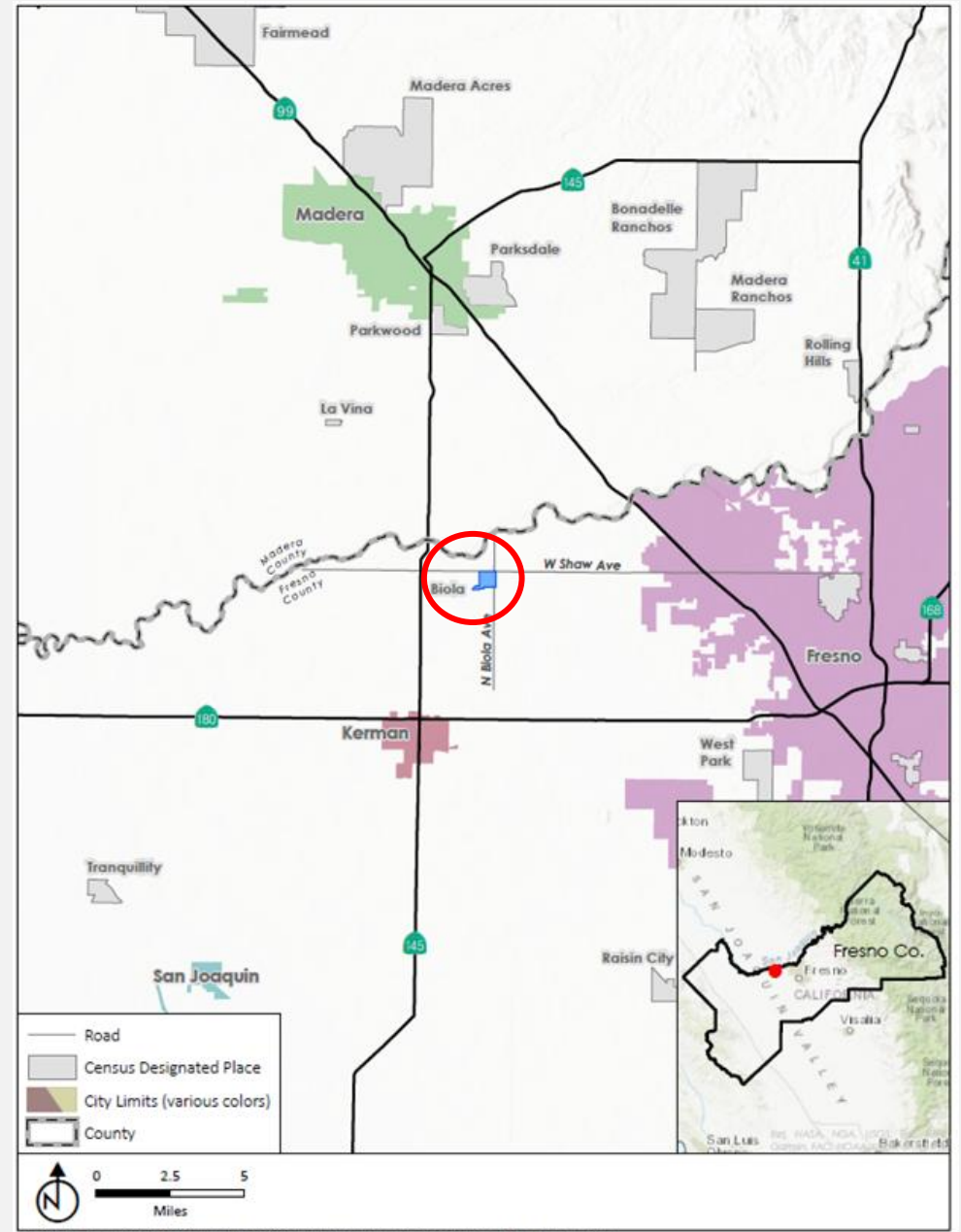
The Biola Community Plan was adopted in 1976 and was last updated in 2024.

A Community Plan guides development of a community and informs decision making bodies on projects.

The Biola Community Plan is specific to and focuses on the Biola community.

The Community Plan update will expand the community boundary, redesignate land for the appropriate type of growth, and will include community-specific goals and policies.

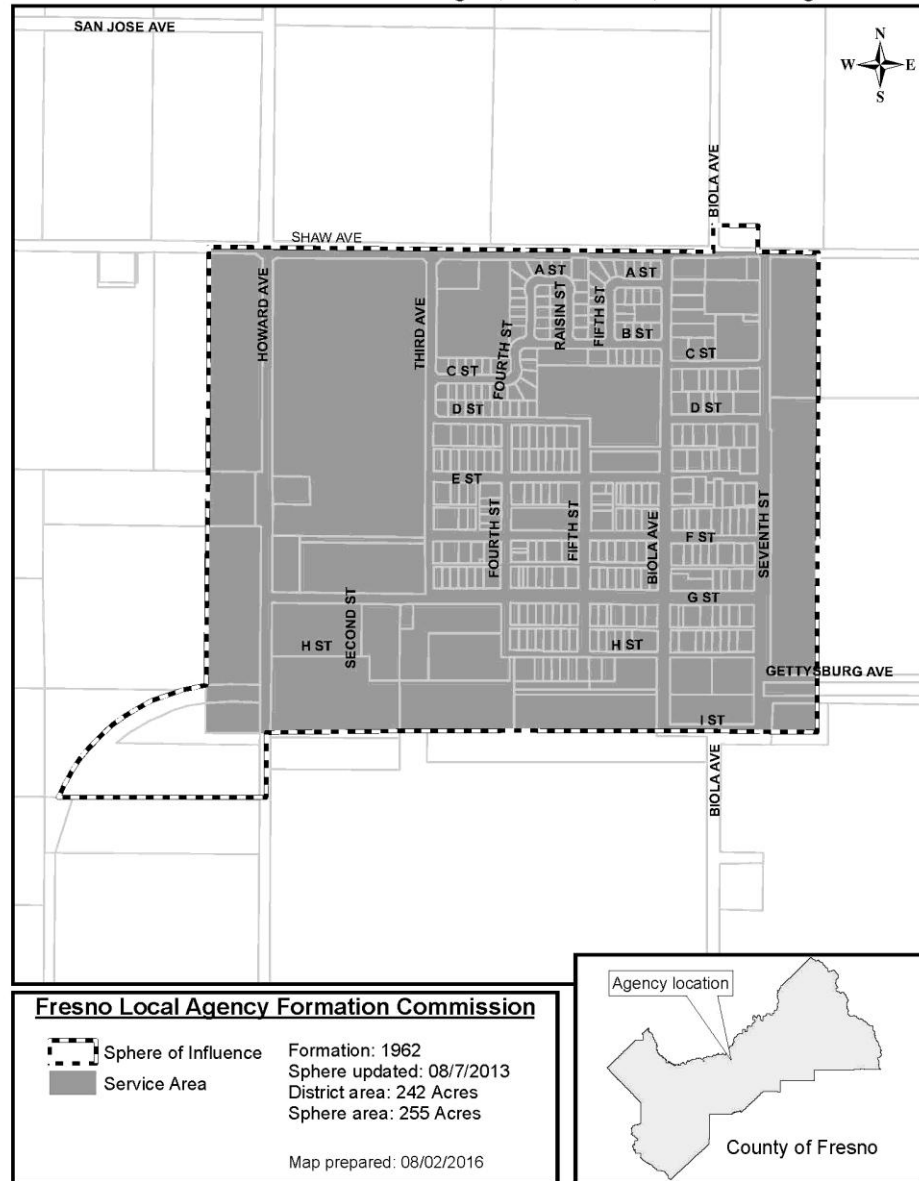
BIOLA VICINITY MAP



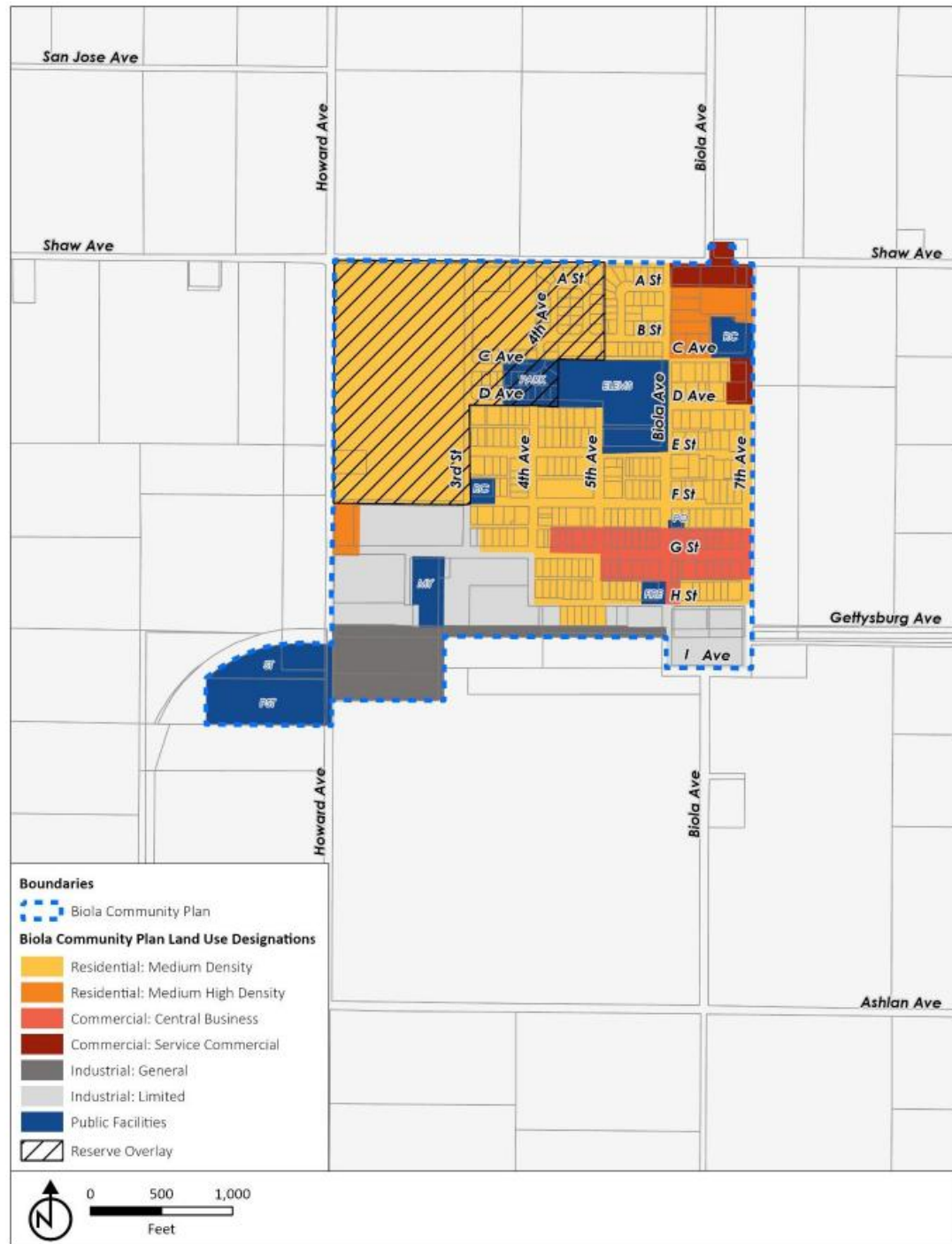
LAFCO BIOLA MAP

Biola Community Service District

Authorized Services: Street Lights, Water, Sewer, Storm Drainage



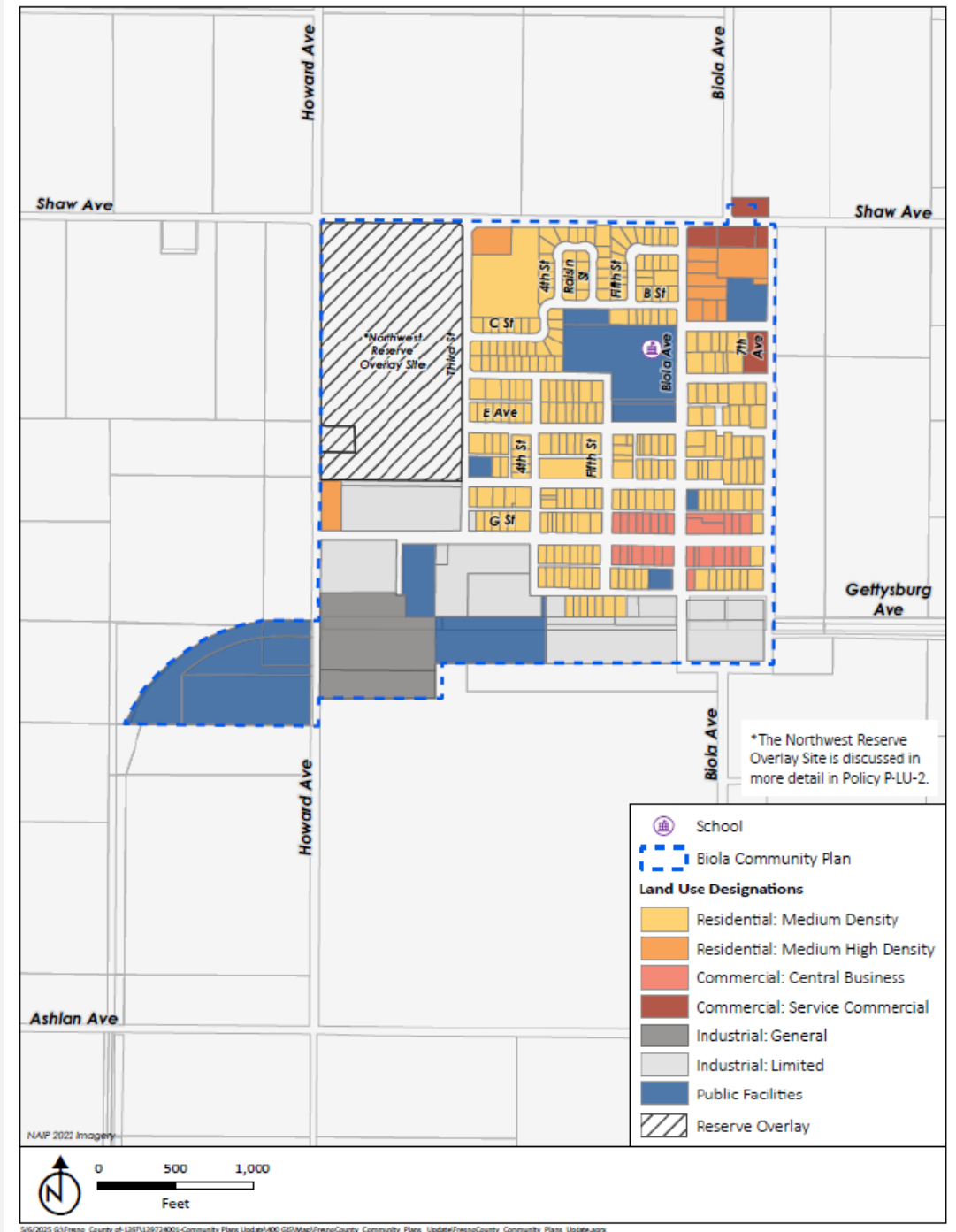
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EXISTING ADOPTED BIOLA COMMUNITY PLAN LAND USES

PROPOSED NEW LAND USE DIAGRAM

- The Land Use Diagram is adopted as part of the Community Plan.
- The Land Use Diagram shows land use designations for every parcel in the community.
- The land use designation determines the type of use allowed for that parcel.



PROPOSED CHANGES IN THE COMMUNITY PLAN UPDATE

Current Land Use Designation	Proposed Land Use Designation	Acres
Commercial: Central Business, Industrial: General, Reserve – Public Facilities: Park, and Reserve – Residential: Medium Density Residential	Residential: Medium Density	13.79
Agriculture and Reserve - Medium Density Residential	Public Facilities	10.03
Residential: Medium Density, General Industrial, and Agriculture	Industrial: Limited	6.34
Residential: Medium Density	Commercial: Service Commercial	5.60
Reserve – Medium Density Residential	Reserve – Commercial: Service	8.5
Reserve – Medium Density Residential	Reserve – Public Facilities	3
Reserve – Medium Density Residential	Reserve – Medium High Density Residential	5

- An expansion of approximately 12.2 acres for a total proposed Biola Community Plan area of 213.2 acres



PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

Legend

— Streets

□ Parcels

Biola Parcel Land Use Changes

Public Facilities

Industrial: Limited

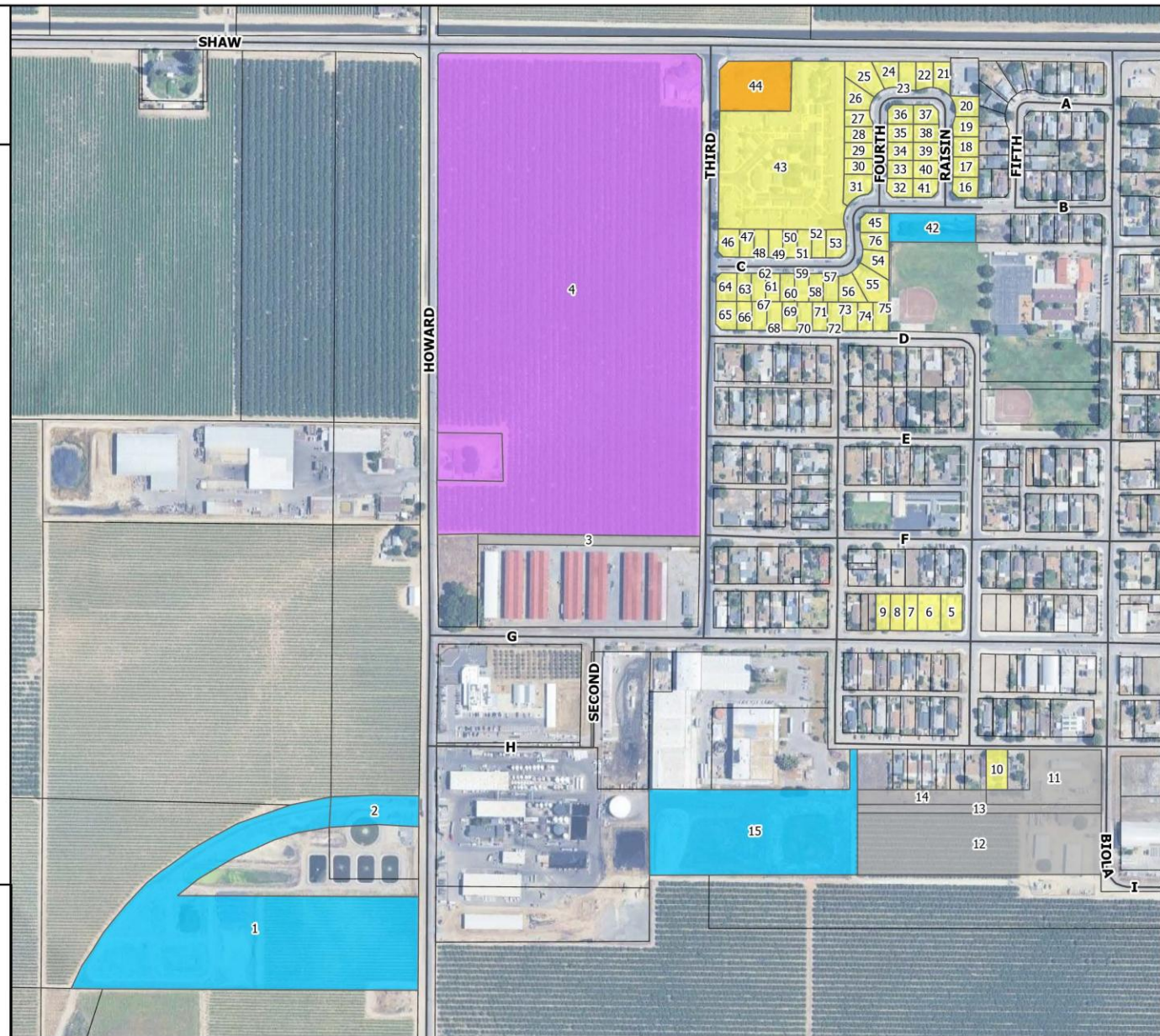
Mix - (Northwest Reserve Overlay Site)

Residential: Medium High Density

Residential: Medium Density



Miles



Biola - Parcel Land Use Changes

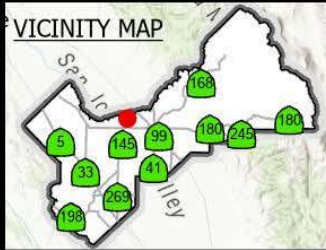


PROPOSED REZONES

Biola Zoning Change			
APN	Acres	Current Zoning	Proposed Zoning
016-292-07	0.22	C-4 (Central Trading)	R-I (Single Family Residential)
016-292-08	0.24	C-4 (Central Trading)	R-I (Single Family Residential)
016-292-09	0.13	C-4 (Central Trading)	R-I (Single Family Residential)
016-292-10	0.15	C-4 (Central Trading)	R-I (Single Family Residential)
016-292-11	0.15	C-4 (Central Trading)	R-I (Single Family Residential)
016-300-14	0.26	M-I (Light Industrial)	R-I (Single Family Residential)
016-300-28ST	5.02	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-020-21S	4.1	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-020-13ST	10.53	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-020-15ST	0.75	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-190-56	0.5	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-190-60	0.89	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-190-73	34.23	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)
016-300-23S	0.97	AE-20 (Exclusive Agricultural)	AL-20 (Agricultural Limited)

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



ZONING CHANGES

COMMUNITY
OUTREACH
DURING PLAN
DEVELOPMENT

The County Staff worked to develop the plan with input from the Biola Community Service District, developers, landowners, residents, and Fresno County Departments.

The County and the District hosted six community meetings throughout 2024 to discuss the update.

12/06/23 Kickoff Meeting

1/17/24 Planning Priorities

1/31/24 Vision Confirmation

2/22/24 Transportation

2/28/24 Land Use

4/4/24 Expansion Areas

PUBLIC COMMENT PERIOD

- A 15-day comment period was held from January 13, 2025 to January 28, 2025.
- The Plan was distributed to various interested parties and posted on the County's website, and a public meeting was held on January 16, 2025.
- Prior to Planning Commission Approval two letters of support were received.
- An additional letter expressed concerns, and the same member of the public reiterated his concerns to the Commissioners.

KEY PROGRAMS

Public Facilities and Services Element

- **P-PFS-1:** Coordinate with the Biola Community Service District to align its boundaries with the Biola Community Plan boundary to accommodate planned growth.

Agriculture and Land Use

- **P-LU-3:** Encourage a mix of housing at varying densities within projects. Blended densities shall be allowed if they remain within the minimum and maximum densities, as calculated across the entire project site.
- **P-LU-5:** Future updates to the community plan should consider prioritizing growth southwest of the existing community limits generally west of Howard Avenue.

Transportation and Circulation

- **P-TC-1:** Establish dedicated pathways, sidewalks, and bike lanes separated from vehicular traffic to reduce conflicts and enhance safety for non-motorized users. Prioritize improvements that provide safe routes to work, schools, parks, and commercial areas to improve safety, efficiency, and connectivity.
- **P-TC-3:** Discourage industrial truck traffic from routing through residential areas.

Health and Safety Element

- **P-HS-2:** Encourage and support the installation of street lighting and shade coverage throughout Biola. Prioritize installations along key pedestrian and bicycle routes and near transportation stops.

Open Space and Conservation Element

- **P-OSC-3:** Ensure that park space is accessible and connected to the community.
- **P-OSC-6:** Consider opportunities to provide new parks and open space areas, as well as community center development or improvements, and plan for their long-term maintenance.

RECOMMENDED ACTION

- Adopt Addendum to Fresno County General Plan Final Program Environmental Impact Report No. 2018031066 pursuant to California Environmental Quality Act Section 15164(a); and
- Adopt Resolution approving General Plan Amendment Application No. 578 updating the Biola Community Plan; and
- Adopt Ordinance approving Amendment Application No. 3782, thereby rezoning eight parcels from AE (Exclusive Agricultural) Zone Districts to AL (Limited Agricultural) Zone District, and six parcels, from C-4 (Central Trading) and M-I (Light Industrial) Zone District to R-I (Single-Family Residential Medium Density) District parcels within the Biola Community Plan; and
- Designate County Counsel to prepare a fair and adequate summary of the proposed Ordinance and direct the Clerk of the Board to post and publish the required summary in accordance with Government Code, Section 25124(b)1.



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