



# Board Agenda Item 11

DATE: June 16, 2026

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director  
Department of Public Works and Planning

SUBJECT: Amendment Application No. 3866 and Initial Study No. 8544 (Applicant: Salvador Ramirez)

RECOMMENDED ACTION(S):

1. Consider and adopt the Negative Declaration based on Initial Study No. 8544, including the Conditions of Approval for Amendment Application No. 3866; and
2. Find that the proposed rezone of the subject parcels totaling approximately 1.26 acres from the C-6 Zone District to the M-1 (Light Manufacturing) Zone District is consistent with the General Plan and County-adopted Roosevelt Community Plan; and
3. Delete Condition of Approval Nos. 1 through 3, which were included in error within the Planning Commission and department staff recommendations; and
4. Adopt an Ordinance pertaining to Amendment Application No. 3866 thereby rezoning the 1.26 acre site from the C-6 Zone District to the M-1 (Light Manufacturing) Zone District; and
5. 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).

The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southerly adjacent to the city limits of the City of Fresno (APNs: 330-212-01,02) (4432, 4424,4412 S. Maple Avenue) (Sup. Dist. 3).

There is no Net County Cost associated with the recommended actions. This item comes before your Board with unanimous recommendation for approval from the Planning Commission (5 to 0, three Commissioners absent with one Commissioner vacancy) and requires final action from the Board of Supervisors as required by the Fresno County Zoning Ordinance and State planning law. A summary of the Planning Commission's action is included in Attachment A. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

If your Board determines that the proposed rezoning is not consistent with the County General Plan and the County-adopted Roosevelt Community Plan, a motion to deny Amendment Application No. 3866 would be appropriate.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. Pursuant to the County's Master Schedule of Fees, the Applicant has paid land use processing fees in the amount of \$10,589.

DISCUSSION:

A rezoning is a legislative action requiring final approval by your Board. Final action by your Board is also required for the adoption of the Negative Declaration (ND) based on Initial Study (IS) No. 8544. If approved, the rezoning would become effective 30 days after adoption.

The Applicant is proposing to rezone the two subject parcels, totaling 1.26-acres, from the C-6 (General Commercial) Zone District to the M-1 (Light Manufacturing) Zone District with no limitation on M-1 uses. The subject parcels are designated as General Industrial in the County-adopted Roosevelt Community Plan, where General Industrial shall mean land designated for the full range of manufacturing, processing, and storage activities. The Applicant proposes to develop the site as a contractor's storage yard. For reference, allowable uses in the C-6 and M-1 Zone Districts are noted in Exhibits 5 and 6 of Attachment B (Planning Commission Staff Report).

On December 11, 2025, the Planning Commission considered the rezoning. After receiving staff's presentation and considering the Applicant representative's testimony in support, and hearing no opposition, the Planning Commission voted unanimously in favor of forwarding to your Board a recommendation to adopt the ND prepared for Amendment Application No. 3866 and approve the proposed rezone.

Should your Board move to approve this rezoning request, Department staff requests a correction to this item pertaining to the three recommended Conditions of Approval which were noted on Exhibit B of Attachment A (Planning Commission Action) and Exhibit 1 of Attachment B (Planning Commission Staff Report). Department staff had recommended three conditions be placed on this rezoning that, after additional review, were determined to be either unnecessary or inapplicable. Specifically, Condition of Approval No. 1 required site development to be in accordance with a site plan, and other project-specific documents that would not be appropriate to a rezoning. Site-specific requirements as noted in this condition will be addressed through the mandatory Site Plan Review (SPR) already in process for this site. Related to this matter, Condition of Approval No. 2 requires that a SPR shall be submitted prior to any site development permits or change in occupancy. As an SPR is a mandatory requirement of the M-1 Zone District, this condition is unnecessary.

Condition of Approval No. 3 required an irrevocable offer of dedication of between 36 to 42 feet of property frontage along S. Maple Avenue be made per a request from the City of Fresno. Although this segment of Maple Avenue is designated as a Collector in the City's General Plan, the County has designated this segment as a Local Road with a full 60 feet of right-of-way and no additional right-of-way is required. Further, because the project site is not within the City of Fresno's Sphere of Influence, and the project's Traffic Impact Analysis did not identify the need for any off-site mitigation or additional right-of-way dedication, staff have determined this Condition of Approval to be inapplicable. The City of Fresno has been informed of this determination by Department staff.

For the reasons noted above, Department staff has requested that your Board delete all three of the recommended Conditions of Approval as part of your approval action. If deleted, the Ordinance implementing this rezoning will not include these conditions which will ensure the record accurately reflects the deletion of these conditions.

If your Board concurs with the Planning Commission's recommendation and determines that the proposed rezoning is consistent with the County's General Plan and County-adopted Roosevelt Community Plan, it would be appropriate to make a motion finding that Amendment Application No. 3866 is consistent with the

General Plan and County-adopted Roosevelt Community Plan and deleting Conditions of Approval Nos. 1 through 3 that were incorrectly recommended by the Planning Commission and Department staff, and adopt the ND (Exhibit A of Attachment C), prepared based on IS No. 8544, adopt the proposed Ordinance, and direct Department staff to prepare and publish a summary of the proposed Ordinance.

If your Board determines that the proposed rezoning is not consistent with the County's General Plan and County-adopted Roosevelt Community Plan, then denial of the rezoning would be appropriate, citing the reasons for denial and the proposal's inconsistency with the General Plan and County-adopted Roosevelt Community Plan.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachments A-C  
Ordinance  
On file with Clerk - Ordinance Summary

CAO ANALYST:

Maria Valencia