



## Inter Office Memo

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**ATTENTION: FOR FINAL ACTION OR  
MODIFICATION TO OR ADDITION OF  
CONDITIONS, SEE FINAL BOARD OF  
SUPERVISORS' ACTION SUMMARY  
MINUTES.**

DATE: July 24, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13101 — GENERAL PLAN AMENDMENT APPLICATION  
NO. 578 AND AMENDMENT APPLICATION NO. 3782 (BIOLA COMMUNITY  
PLAN UPDATE)

APPLICANT: County of Fresno

REQUEST: Amend the Fresno County adopted Biola Community Plan (Plan) to update the Plan and make the following changes within the proposed Community Plan Boundary: 1) redesignate approximately 2.99 acres from Central Business Commercial, General Industrial, and Reserve-Public Facilities/Park to Medium Density Residential; 2) redesignate approximately 10.03 acres from Reserve-Medium Density Residential and Agriculture to Public Facilities, and redesignate approximately 10.8 acres from Reserve-Medium Density Residential to Medium Density Residential; 3) redesignate approximately 6.34 acres from Medium Density Residential, General Industrial, and Agriculture to Limited Industrial; 4) redesignate approximately 5.60 acres from Medium Density Residential to Service Commercial; and 5) redesignate approximately 8.5 acres from Reserve-Medium Density Residential to Reserve-Service Commercial; 6) redesignate approximately three acres from Reserve-Medium Density Residential to Reserve-Public Facilities; 7) redesignate approximately five acres from Reserve-Medium Density Residential to Reserve-Medium High Density Residential.

Rezone within the Community Plan boundary, 1) six parcels totaling approximately 1.15 acres, from the C-4 (Central Trading) and M-1 (Light Industrial) Zone Districts to the R-1 (Single-Family Residential Medium Density) Zone District; 2) eight parcels totaling approximately 57.08

RESOLUTION NO. 13101

acres, from the AE-20 (Exclusive Agricultural) Zone District to the AL-20 (Limited Agricultural) Zone District.

LOCATION: Biola is an unincorporated Fresno County community located on the south side of Shaw avenue between Bishop and Sycamore avenues approximately five miles east of the City of Fresno (Sup. Dist. 1).

PLANNING COMMISSION ACTION:

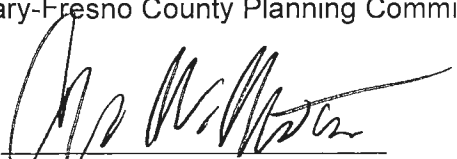
At its July 24, 2025, public hearing, the Planning Commission considered the Staff Report and public testimony (summarized in Exhibit A). A motion was made by Commissioner Zante and seconded by Commissioner Borchardt to:

1. Recommend that the Board of Supervisors approve the Addendum to the Environmental Impact Report No. 2018031066 that was certified with the adoption of the General Plan Review in February of 2024; and
2. Recommend that the Board of Supervisors approve the General Plan Amendment 578 approving the update to the Biola Community Plan; and
3. Recommend that the Board of Supervisors approve Amendment Application (Rezone) No. 3872, to rezone six parcels from the C4 and M1 zone districts to R1 zone district and eight parcels from the AE20 zone district to AL20 zone district; and
4. That Department Staff relay to the Board of Supervisors comments addressed to the Commission at its hearing by a member of the public; and
5. Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Zante, Borchardt, Abrahamian, Arabian, Carver, Hill, Quist, and Roman
	No:	None
	Absent:	Commissioner Whelan
	Abstain:	None

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
Chris W. Motta, Manager  
Development Services and Capital Projects Division

ATTACHMENT A

RESOLUTION NO. 13101

CWM:ca:jp:tm

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EXHIBIT A

GENERAL PLAN AMENDMENT NO. 578  
AMENDMENT APPLICATION NO. 3782

- Staff: Staff made a presentation before the Planning Commission with a summary of the updates to the Biola Community Plan process and overview of the proposed Plan which included the following:
- The history of the update process.
  - The proposed land use designations changes to the Plan and corresponding property rezonings.
  - Key programs from the Plan.
- Others: A member of the public reiterated his concerns also expressed in a letter that he requested to be distributed to the Commission regarding the use of an Addendum to the Environmental Impact Report and that the reviewing agency/department comments are not posted for public review or provided to the Commissioners.
- No other members of the public addressed the Commission.
- Correspondence: Staff received two letters in support of the Plan from two Biola community members.
- Staff received one letter stating a concern regarding the level of environmental review utilized and a request for the County to post the reviewing agency/department comment letters for public review.
- No other correspondence was received in support or opposition to the project.



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 12 July 24, 2025

**SUBJECT:** General Plan Amendment Application No. 578 and  
Amendment Application No. 3782

Proposing an update of the Biola Community Plan, including changing the designation of approximately 2.99 acres from Commercial: Central Business, Industrial: General, and Reserve-Public Facilities: Park to Residential: Medium Density Residential, and approximately 10.03 acres from Reserve-Residential: Medium Density and Agriculture to Public Facilities, and approximately 10.8 acres from Reserve-Residential: Medium Density to Residential: Medium Density, and approximately 6.34 acres from Residential: Medium Density, General Industrial, and Agriculture to Industrial: Limited, and approximately 5.60 acres from Residential: Medium Density to Commercial: Service Commercial, and approximately 8.5 acres from Reserve-Medium: Density Residential to Reserve-Commercial: Service, and approximately 3 acres from Reserve-Medium: Density Residential to Reserve- Public Facilities, and approximately 5 acres from Reserve-Medium Density Residential to Reserve-Residential: Medium High Density within the proposed Community Plan boundary.

Rezone six parcels totaling approximately 1.09 acres from the C4 and M1 Zone Districts to the R1 Zone District and eight parcels totaling approximately 25.01 acres, from the AE20 Zone District to the AL20 Zone District, located in the Biola Community Plan.

**LOCATION:** Biola is an unincorporated community located approximately 5 miles east of the City of Fresno in Fresno County (SUP. Dist. 1)

**APPLICANT:** County of Fresno

**STAFF CONTACT: Anton Kremer, Planner  
(559) 600-0537**

**Yvette Quiroga, Principal Planner  
(559) 600-0533**

**RECOMMENDATION:**

- Recommend adoption of the Addendum to Program Environmental Impact Report No. 2018031066, which was certified with the adoption of the General Plan Review on February 20, 2024; and
- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) Application No. 578 to update the Biola Community Plan; and
- Recommend that the Board of Supervisors approve Amendment Application (Rezone) No. 3872 rezoning six parcels from the C4 (Central Trading) and M1 (Light Manufacturing) zone districts to the R1 (Single Family, Low Density Residential) zone district and eight parcels from AE20 (Exclusive Agricultural) zone district to AL20 (Limited Agricultural) zone district.
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

**EXHIBITS:**

1. Addendum to the Fresno County General Plan Review Program Environmental Impact Report No. 2018031066
2. Updated Biola Community Plan
3. Response to comment letter
4. List of proposed Land Use changes
5. Map of proposed Land Use Changes
6. List of proposed Zoning District changes
7. Map of proposed Zoning District changes

**ENVIRONMENTAL ANALYSIS:**

California Environmental Quality Act requirements for GPA No. 578 are addressed by an Addendum to the Environmental Impact Report (EIR) adopted by the Board of Supervisors on February 20, 2024, for the County's General Plan Review. Information provided in the Addendum provides the basis for the determination that a Subsequent EIR is not required and the Planning Commission can rely on the original EIR located at: <https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/environmental-impact-reports/general-plan-review-zoning-ordinance-update-copy> and the Addendum. This addendum was recommended for

approval to the Board of Supervisors by your Commission on April 24, 2025, during the presentation of the Del Rey Community Plan. This Addendum is attached as Exhibit 1.

**PUBLIC NOTICE:**

A notice of public hearing was published in the Fresno Business Journal on July 4, 2025. Notices were also mailed to 326 property owners within 600 feet of the updated plan boundary, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PUBLIC OUTREACH:**

The process of updating the Biola Community Plan (Plan) attached as Exhibit 2 began with public outreach to solicit input from residents in the unincorporated community of Biola. From December 06, 2023, to April 04, 2024, staff held a total of six meetings in the community of Biola, which included members from the Biola Community Service District (District), Central Unified staff, Biola-Pershing Elementary School staff, Fresno Housing Authority staff, Self Help Enterprise staff, business owners, and the community. The meetings focused on different topics, which included, but were not limited to, a kickoff meeting, planning priorities, vision statement, transportation, land use, and the expansion area. Attachment A to the proposed Plan, included as Exhibit 2, contains a detailed summary of every meeting.

**PUBLIC COMMENTS:**

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. Additionally, County staff presented the plan to the Biola Community Service District Board at their January 16, 2025, District meeting and a public meeting was held on January 23, 2025, in the community of Biola.

**REVIEWING AGENCY/DEPARTMENT COMMENTS:**

A total of nine comments were received from reviewing agencies/departments. Two comments from Fresno County Public Works and Planning, Road Maintenance and Operations Division and Fresno LAFCO replied to our request for comment with the response "No Comment". Fresno County Public Works and Planning, Development Services & Capital Projects Division made a statement regarding the Northwest reserve Overlay site that is currently in the Williamson Act Program and will need the contract to be removed before any development or rezone to an urban use may occur.

Central Unified requested safety support improvements for students and community members who walk, such as High-Intensity Activated Crosswalk (H.A.W.K.) systems, streetlights, signal lights, and road widening, along the main streets of Shaw and Howard Avenues, should any development occur. The updated Biola Community Plan Transportation and Circulation Element Policy P-TC-1 addresses the need to prioritize improvements that provide safe routes to work, schools, parks and commercial areas to

improve safety and efficiency, and connectivity. Any future development projects will be routed to Central Unified for their review and comment.

Caltrans commented regarding the parcel being brought into the community plan with the Limited Industrial: Manufacturing land use. They believe the manufacturing facility may have a significant traffic safety impact and requested that when the site moves through the development process, it should be forwarded to them for comment.

Fresno Irrigation District commented that changes must consider how to best handle future development and evaluate all potential impacts. They requested to be notified of any potential development as existing facilities will need to be upgraded to meet then-current urban standards or relocated to accommodate new developments, in most cases. A comment from Fresno County Public Works and Planning, Transportation unit had a couple suggested word changes to the Transportation and Circulation Element community plan document. These changes were reviewed and incorporated.

Central Valley Regional Water Quality Control Board requested for the County to consider compliance with applicable flow and effluent limits at the Wastewater Treatment Facility, which is regulated by Waste Discharge Requirements 96-288 and prescribes requirements for the treatment and disposal of domestic wastewater. They also stated that any projects that disturb one or more acres of soil or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs more than one acre, require to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit Order No. 2022-0057-DWQ). Construction activity subject to this permit includes cleaning, grading, grubbing, and disturbances to ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line grade or capacity of the facility. The Construction General Permit requires development and implementation of a Storm Water Pollution Prevention Plan.

San Joaquin Valley Air Pollution Control District (SJVAPCD) comments included many requests, primarily in regard to the 67,790 sq foot manufacturing space being redesignated to Industrial: Limited. The comment requests include, but not limited to, industrial/warehouse emission reduction strategies, truck routing, cleanest available heavy-duty trucks, reduce idling of heavy-duty trucks, electric on-site off-road equipment, vegetative barriers and urban greening, on-site solar deployment, electric infrastructure, and adhering to district rules and regulations.

Comments from Caltrans, Central Valley Regional Water Quality Control Board, Fresno Irrigation District, and SJVAPCD requesting routing for comment requires no action at this time as no project is proposed, but they will be routed as requested at the time of development.

## **PROCEDURAL CONSIDERATIONS:**

A General Plan Amendment (GPA) and Amendment Application (Rezoning) are legislative acts requiring action by the Board of Supervisors. The Planning



Commission's action is advisory to the Board. If adopted by the Board, the GPA and Rezone will become effective 30 days thereafter.

### **BACKGROUND INFORMATION:**

On July 18, 2023, the Board of Supervisors 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 and establishes a format for updating unincorporated community plans as well as minimum content requirements for those plans. It also established scoring criteria and approved the order in which the County's community plans are to be updated.

The top three communities were Del Rey, Riverdale, and Biola, in that order. The first two community plans to be updated are the Del Rey Community Plan, which your commission recommended approval to the Board of Supervisors on April 24, 2025, and the Biola Community Plan, before you today.

### **DISCUSSION OF GENERAL PLAN CONSISTENCY:**

The project proposes to update the Biola Community Plan, which is a component of the Fresno County General Plan. The Plan was last updated in 2024, and the last comprehensive update was in 1976. Biola is an unincorporated community located approximately 5 miles west of the City of Fresno.

The Plan identifies goals, policies, and implementation programs specific to the unincorporated community of Biola. The Plan elements are consistent with the Fresno County General Plan and the Plan is subject to the countywide goals and policies of the General Plan. The Plan also updates the Land Use Diagram, which graphically depicts the updated Biola Community Plan Boundary and the various land use types that are distributed throughout the community.

The existing Biola Community Plan area encompasses approximately 201 acres. The Plan includes an expansion of approximately 13.5 acres for a total proposed Biola Community Plan area of approximately 213.2 acres. The proposed expanded Plan area boundary includes two parcels at approximately 4.33 acres owned by the District intended to accommodate expansion of its wastewater treatment facility. In addition, a 5.02-acre parcel, also owner by the District, is proposed to be included in the expansion of the Plan for a stormwater drainage basin. A third 4.15-acre parcel will also be included in the expansion of the Plan as Limited Industrial land use.

The Plan would also redesignate the underlying land use of additional parcels within the existing Biola Community Plan boundary, totaling approximately 17.2 acres. The changes include removing the "Reserve Overlay" designation for approximately 14.4 acres within the existing Biola Community Plan boundary. The underlying land use designation of the 14.4 acres is not being amended, so there would be no change to the buildout assumptions as previously analyzed for these parcels. The removal of the

"Reserve Overlay" will promote the development of these parcels. Additional amendments would redesignate approximately 2.8 acres to reflect existing developed uses where no additional development is anticipated. The proposed land use changes can be found in Exhibit 4 of this Staff Report.

The Plan would also rezone the zone district of 14 parcels in the community plan. Six parcels, for a total of 1.09 acres, would go from the C4 and zone district to the R1 zone district, and eight parcels, for a total of 49.79 acres, would go from the AE20 zone district to the AL20 zone district. These zoning changes are necessary to bring the parcels' zoning into compliance with their physical land use and updated land use designations.

The Plan includes goals, policies, implementation programs, and new boundaries specific to the unincorporated community of Biola. The Land Use Diagram, included in the Plan, graphically depicts how the various land use types are distributed throughout the community. The Land Use Diagram also displays the district boundaries and sphere of influence, as defined by the Fresno Local Agency Formation Commission (LAFCo).

Relevant Policies	Consistency/ Considerations
<p><b>General Plan Policy ED-A.8 - Business Retention and Expansion Programs</b></p> <p><i>The County shall support and participate in business retention and expansion programs and offer any available services to businesses in need.</i></p>	<p>Community Plan Policy P-ED-1 encourages the establishment and expansion of businesses that provide for the needs of community members, including retail, personal, and business services, and Community Plan Policy P-ED-3 supports increasing the presence and success of locally owned businesses within the community by fostering an environment that encourages entrepreneurship, innovation, and community engagement.</p>
<p><b>General Plan Policy LU-A.1 - Agricultural Land Conservation</b></p> <p><i>The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure</i></p>	<p>As an existing, developed unincorporated community, the Community Plan Update supports this policy by carefully considering Plan Boundary expansion to accommodate future growth in a compact manner that avoids sprawl and unnecessary conversion of surrounding agricultural lands.</p>

are available or can be provided consistent with the adopted General or Community Plan.	
<b>General Plan Policy LU-G.19 - Unincorporated Community Public Services</b> <i>The County shall ensure that the expansion of unincorporated communities can be provided with necessary public services and such expansion is consistent with other General Plan policies.</i>	<p>The County periodically conducts a Water and Sewer capacity survey. At the time of the Community Plan update process, the District had enough water capacity to accommodate an additional 654 residential connections and enough sewer capacity to accommodate an additional 309 residential connections. Therefore, staff believes the proposal is consistent with Policy LU-G.19.</p>
<b>General Plan Policy LU-H.13 - Periodic Updates</b> <i>The County shall periodically update regional, community, and specific plans to ensure consistency with the countywide General Plan.</i>	<p>The Biola Community Plan was last updated in 2024, and the last comprehensive update was in 1976. Therefore, staff believes the proposal is consistent with Policy LU-H.13.</p>
<b>General Plan Policy TR-A.14 - Multi-modal Transportation Systems</b> <i>The County, where appropriate, shall coordinate the multi modal use of streets and highways to ensure their maximum efficiency and connectivity and shall consider the need for transit, bikeway, and recreational trail facilities when establishing the Ultimate Right of way Plan and Precise Plans of streets and highways.</i>	<p>The Plan includes Policy P-TC-1 which supports the establishment of 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. The Plan has additional complimentary sub-policies to identify sidewalk and bike land segments and to consider partnering with organizations or agencies to conduct walking audits to evaluate pedestrian infrastructure.</p>
<b>General Plan Policy TR-A.16 - Truck Routes</b> <i>The County working with the cities of Fresno County, shall establish a system of designated truck routes through areas of urban density.</i>	<p>The Plan proposes Policy P-TC-3 to discourage industrial truck traffic from routing through residential areas and sub-policy P-TC-3a which would evaluate as necessary, installation of potential traffic calming measures on local streets to discourage industrial vehicle traffic.</p>

<p><b>General Plan Policy OS-H.2 - Park Standards</b>  <i>The County shall strive to maintain a standard of five (5) to eight (8) acres of County-owned improved park land per one thousand (1,000) residents in the unincorporated areas.</i></p>	<p>Plan Policies P-OSC-4 and OSC-5 sets target percentages for single and multifamily development projects to develop usable open space.</p>
<p><b>General Plan Policy OS-H.6 - Centrally-located Parks</b>  <i>The County shall encourage the development of parks near public facilities such as schools, community halls, transit stops, libraries, museums, prehistoric sites, and open space areas and shall encourage joint use agreements whenever possible.</i></p>	<p>Policy P-OSC-1 of the Plan states there shall be coordination with the Central Unified School District to permit the community use of outdoor school facilities, such as playgrounds, blacktop areas, and playing fields, during non-school hours.</p>
<p><b>General Plan Policy HS-F.5 - Demolition Standards</b>  <i>The County shall require that demolition of structures where friable asbestos or other hazardous materials could be released into the environment comply with applicable regulations and standards.</i></p>	<p>The Plan Policy P-HS-1 states that the County shall enforce code violations, including but not limited to, loitering, unsafe structures, and illegal use of property.</p>

Based on the above discussion, Staff recommends that the Planning Commission determine the following:

1. That the proposed update to the Biola Community Plan is consistent with the overall Fresno County General Plan; and
2. That the proposed update to the Biola Community Plan involves a comprehensive update to the existing Biola Community Plan and proposes urban land uses and policies to accommodate future growth and guide future development in the community; and
3. That the proposed update to the Biola Community Plan represents an expansion to the Plan boundary by approximately 13.5 acres.

**PROPOSED AMENDMENT:**

Exhibit 6 attached to this staff report provides a table with the proposed parcels to be rezoned. Staff recommends the rezoning of six parcels from the C4 and M1 zone districts to R1 zone district and eight parcels from the AE20 zone district to AL20 zone district. These rezones will bring the parcels zoning in compliance with the Land Use Designations of the Updated Plan.

### **RECOMMENDATION:**

Staff recommends approval of the GPA and AA to update the Biola Community Plan and recommends approval of the Addendum to the Environmental Impact Report No. 2018031066, which was certified with the adoption of the General Plan Review on February 20, 2024.

### **PLANNING COMMISSION MOTIONS:**

#### **Recommended Action**

- Recommend that the Board of Supervisors approve the Addendum to the Environmental Impact Report No. 2018031066 that was certified with the adoption of the General Plan Review in February of 2024; and
- Recommend that the Board of Supervisors approve the General Plan Amendment 578 approving the update to the Biola Community Plan; and
- Recommend that the Board of Supervisors approve Amendment Application (Rezone) No. 3872, six parcels from the C4 and M1 zone districts to R1 zone district and eight parcels from the AE20 zone district to AL20 zone district.
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

#### **Alternative Motion (Denial Action)**

- Move to determine that General Plan Amendment No. 578 and/or Amendment Application is not appropriate (state reasons); and
- Direct the Secretary to prepare a Resolution documenting the Commission's recommendation.

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Planning Commission

Exhibits 1 and 3-7

On file with Clerk.