



Board Agenda Item 9

DATE: September 9, 2025

TO: Board of Supervisors

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

SUBJECT: Amendment to Text of the Zoning Ordinance No. 386 (Applicant: Derrel's Mini-Storage)

RECOMMENDED ACTION(S):

- 1. Approve Amendment to Text Application No. 386 and adopt Ordinance modifying the text of the Fresno County Zoning Ordinance, Article 4, Chapter 834.4.270(B)(1) by incorporating Personal/Recreational Vehicle (RV) Storage into the AL (Limited Agriculture) Zone District for properties located within one-half mile of the adopted sphere of influence of the City of Fresno, contingent upon obtaining a Conditional use Permit (CUP);**
- 2. Determine that Recommended Action 1 is exempt from the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption with the Fresno County Clerk's Office; and**
- 3. 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 area affected by this text amendment encompasses only those AL (Limited Agriculture) zoned properties located within one-half mile of the City of Fresno's adopted Sphere of Influence.

The proposed Amendment to Text Application comes before your Board with a unanimous recommendation for approval from the Planning Commission (8 to 0, with one Commissioner absent). The proposed amendment to the County's Zoning Ordinance requires final approval by your Board per the Fresno County Zoning Ordinance and State planning law. A summary of the Planning Commission's action is included as Attachment A. The Planning Commission Staff Report from June 26, 2025 is included as Attachment B. This item pertains to portions of all five Supervisorial Districts.

ALTERNATIVE ACTION(S):

If your Board elects not to approve the proposed amendment to the County Zoning Ordinance as recommended by the Planning Commission, your Board may continue the actions with direction to the Department of Public Works and Planning staff as to the necessary revisions to the proposed amendment for return to your Board or reject Amendment to Text Application No. 386.

FISCAL IMPACT:

There is no increase in 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

\$7,079.

DISCUSSION:

An Amendment to the Ordinance is a legislative action requiring final approval by your Board. If approved, the amendments would become effective 30 days after the adoption date. On March 12, 2024, the applicant submitted the initial request to amend Article 4, Chapter 834.4.270(B)(1). The applicant revised the initial request on February 2, 2025, to include the current proposed verbiage adding only those parcels in the AL Zone District and located within one-half mile of the City of Fresno's adopted Sphere of Influence.

As background, on September 30, 2014, the Board of Supervisors approved Amendment to Text Application No. 370 which amended Chapters 803.13 and 817.3 of the Fresno County Zoning Ordinance by adding personal/recreational vehicle storage in the AL Zone District subject to approval of a CUP for unincorporated areas within one-half mile of the Sphere of Influence of the City of Clovis.

On February 20, 2024, the Board of Supervisors approved an amendment to the Fresno County General Plan and a comprehensive update of the Zoning Ordinance. The Zoning Ordinance update carried forward the changes approved by Amendment to Text Application No. 370 as part of specific land uses in Article 4 Chapter 834.4.270 - Personal/RV Storage of the Zoning Ordinance.

As described in Attachment B, this current Amendment now proposes to allow the provisions for Personal/RV Storage facilities to apply to properties located within one-half mile of the City of Fresno's Sphere of Influence. Approval of this proposal will not authorize any construction or improvement as a matter of right. Approval of any Personal/RV storage facility will be subject to a separate CEQA review and discretionary land use approval. The subsequent discretionary land use application proposed with this Amendment to Text is a Classified CUP.

Staff recommends that your Board find the proposed Amendment to Text is exempt from review under the CEQA pursuant to Section 15061.b.3 (common sense exemption), and that this proposal will not have a significant effect on the environment and is not subject to CEQA. Staff will file a notice of exemption at your Board's direction.

REFERENCE MATERIAL:

BAI #6, February 20, 2024
BAI #12, September 30, 2014

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachments A - B
Ordinance
On file with Clerk - Summary of Ordinance

CAO ANALYST:

Maria Valencia