



# County of Fresno

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

DATE: April 9, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta,  
Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga  
Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall,  
Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn:  
Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
James Anders, Senior Planner  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez  
Design Division, Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn:  
Deep Sidhu/Kevin Tsuda  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole,  
Division Supervisor  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Cinthia Reyes  
North Kings GSA, Attn: Kassy Chauhan  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),

Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

SUBJECT: Environmental Review No. 8566, General Plan Amendment Application No. 574;  
Amendment Application No. 3867

APPLICANT: County of Fresno, Department of Public Works and Planning

DUE DATE: April 23, 2024

The County of Fresno, Department of Public Works and Planning is proposing to amend County General Plan to include an approximately 18-acre parcel of land into General Plan Policy LU-E.24 (attached) and Figure LU-4 of the approved General Plan policy document (attached) and rezone the subject parcel from AE-20 (Exclusive Agricultural; 20-acre minimum parcel ) Zone District to AL-20 (Limited Agricultural; 20-acre minimum parcel) Zone District. This proposal involves no development and was initiated by the property owner.

Note: At its regular meeting on February 20, 2024, the County Board of Supervisor (BOS) directed staff to return to the Planning commission to take any necessary action to include the subject parcel in the Garonne/Willow Bluff Rural Residential Area as defined in Policy LU-E. 24 (which facilitates future rezoning to RR5 district) and Figure LU-4 of the General Plan Policy document approved by BOS (Minute Order attached).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

We must have your comments by **April 23, 2024**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to General Plan Amendment to Mohammad Khorsand, Senior Planner, Policy Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact at (559) 600-4277, or email: mkhorsand@fresnocountyca.gov

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov.

EA:  
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Activity Code (Internal Review): 2369; 2364

Enclosures





# Fresno County Department of Public Works and Planning

Date Received: March 15, 2024

GPA 574  
AA 3867  
ER 8666

(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

### LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext. 0-4497

### APPLICATION FOR:

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> Residence
- Conditional Use Permit  Determination of Merger
- Variance (Class )/Minor Variance  Agreements
- Site Plan Review/Occupancy Permit  ALCC/RLCC
- No Shoot/Dog Leash Law Boundary  Other ER 8565
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for \_\_\_\_\_

### DESCRIPTION OF PROPOSED USE OR REQUEST:

GPA to include approximately 18 acres into Policy LU-E.24 and Figure LU-4. Rezone subject property from AE-20 to AL-20.  
GPA No. 574  
AA No. 3867  
ER No. 8565

CEQA DOCUMENTATION:  Initial Study  PER  N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: West \_\_\_\_\_ side of Auberry Road  
between Reno Road \_\_\_\_\_ and Biglione Road \_\_\_\_\_  
Street address: \_\_\_\_\_

APN: 300-320-19S Parcel size: 17.75 acres Section(s)-Twp/Rg: S 31 - T 11 S/R 21 E

ADDITIONAL APN(s): N/A

I, \_\_\_\_\_ (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Thomas X. Minor, Trustee	1543 E. Golden Valley	Fresno, CA	93730	
Owner (Print or Type)	Address	City	Zip	Phone
County of Fresno PW&P	2220 Tulare Street, 6th Floor	Fresno, CA	93721	(559) 600-4204
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: eahmad@fresnocountyca.gov

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: GPA 574 Fee: \$ N/A  
 Application Type / No.: AA 3867 Fee: \$ N/A  
 Application Type / No.: ER 8566 Fee: \$ N/A  
 Application Type / No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 PER/Initial Study No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Ag Department Review: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Health Department Review: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Received By: Ejaz Invoice No.: \_\_\_\_\_ TOTAL: \$ N/A

### UTILITIES AVAILABLE:

WATER: Yes  / No   
Agency: \_\_\_\_\_  
SEWER: Yes  / No   
Agency: \_\_\_\_\_

### STAFF DETERMINATION: This permit is sought under Ordinance Section:

Article 6, Chapter 872.6, Sub. Sec. 872.6.020

Related Application(s): GPA 529; AA 3862; AT 385

Zone District: AE-20

Parcel Size: 17.75 Acres

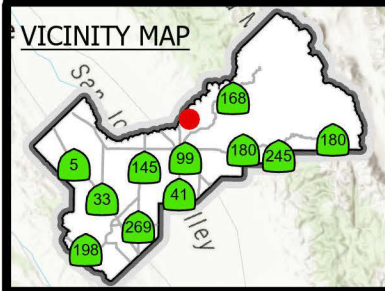
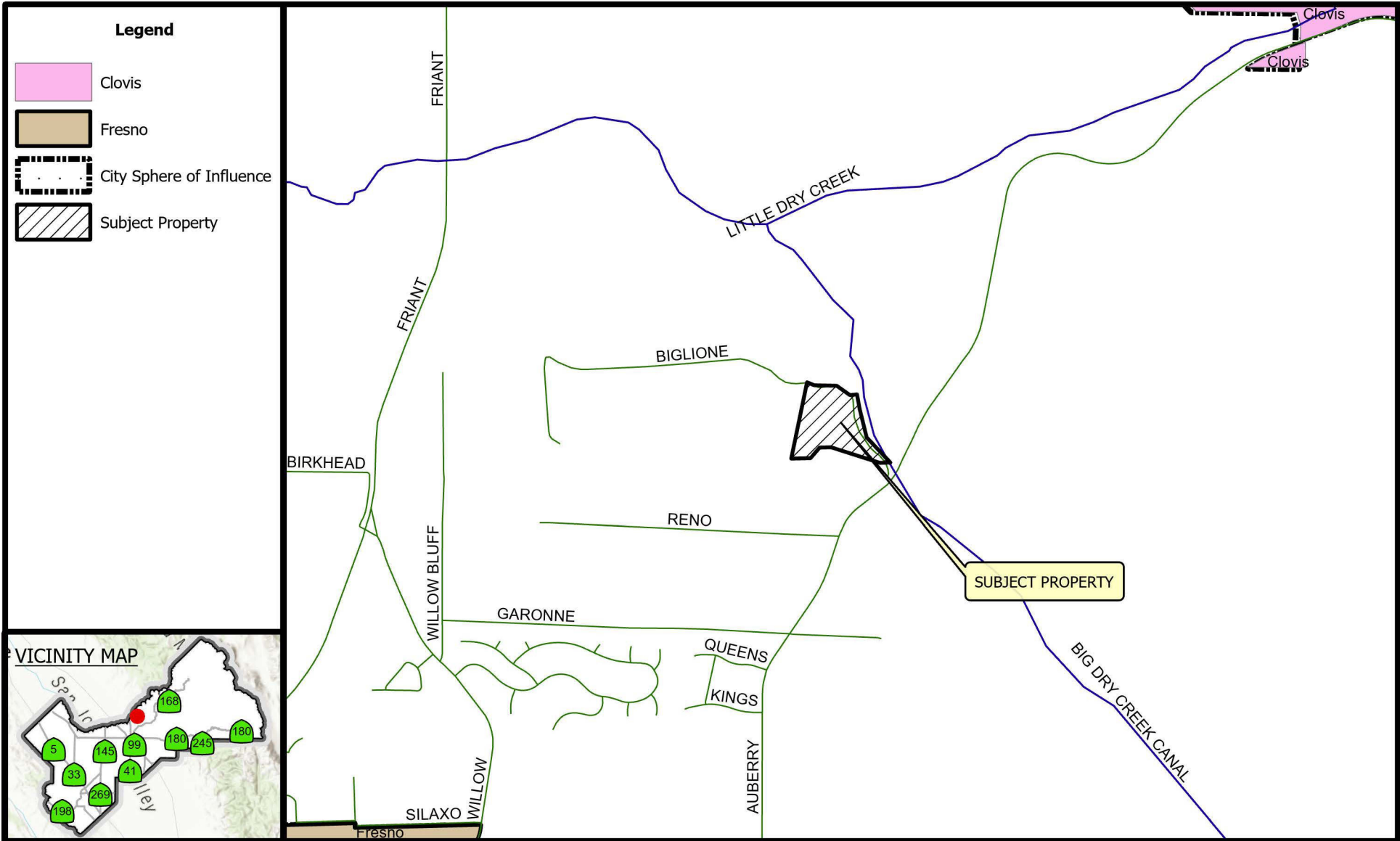
Sect-Twp/Rg: 31 - T 11 S/R 21 E

APN # 300 - 320 - 19S

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

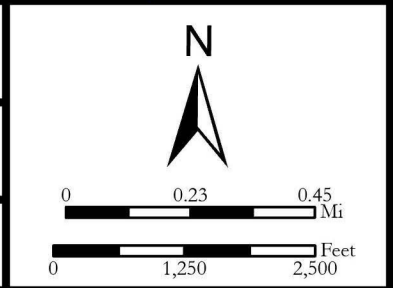
APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_



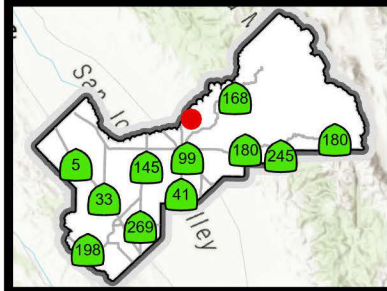
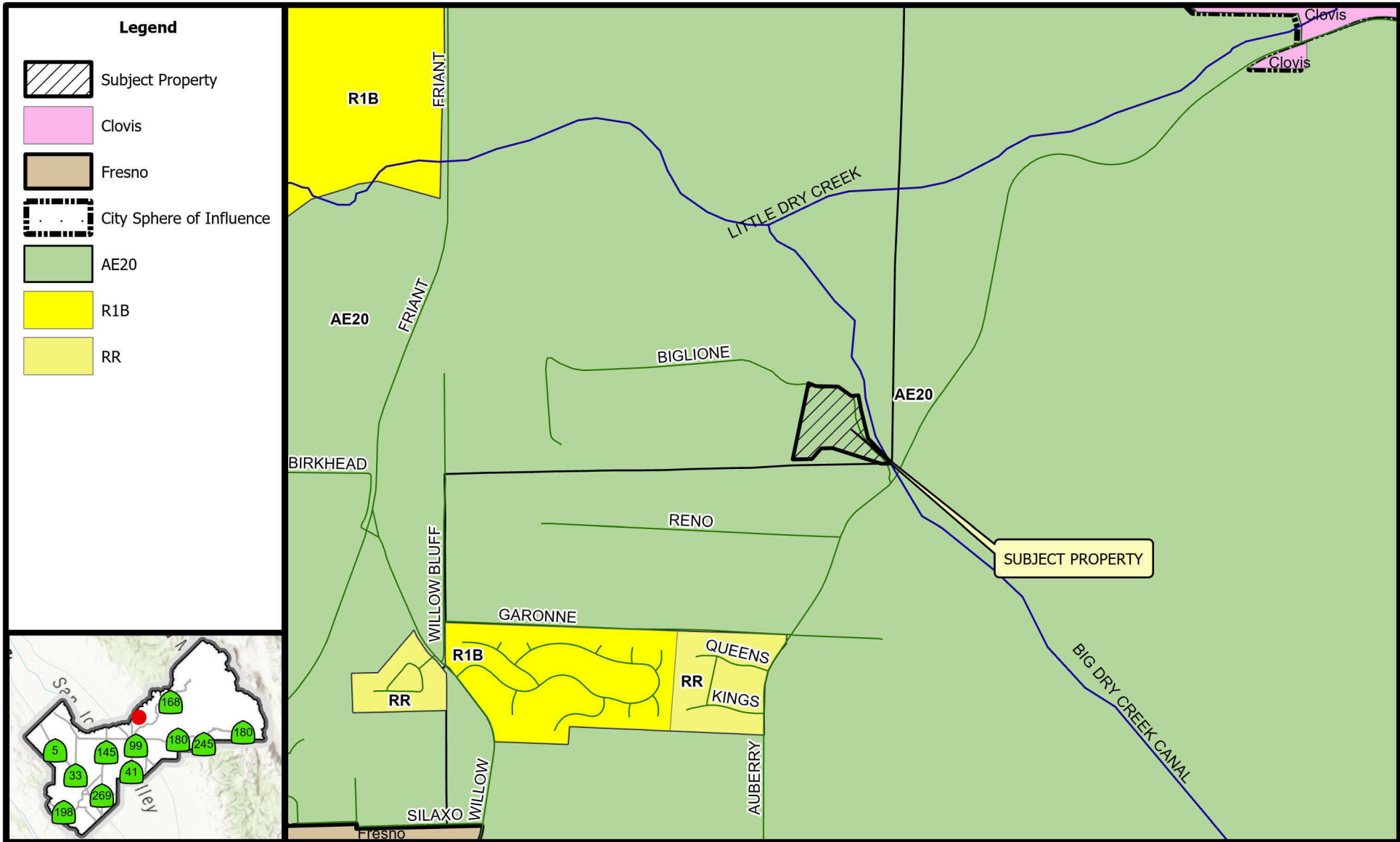
# LOCATION MAP

## GPA574&AA3867 | 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 4/2/2024





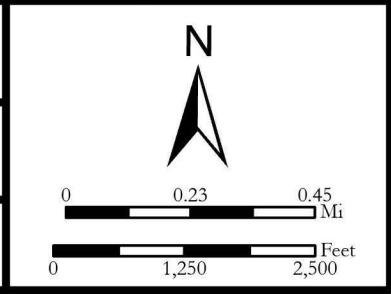


# Existing Zoning Map

GPA574&AA3867  
STR 31 - 11S / 21E

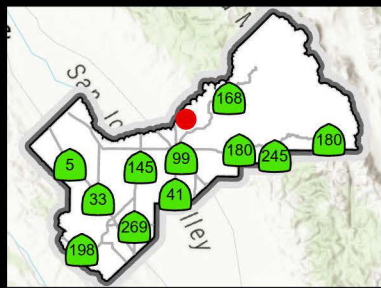
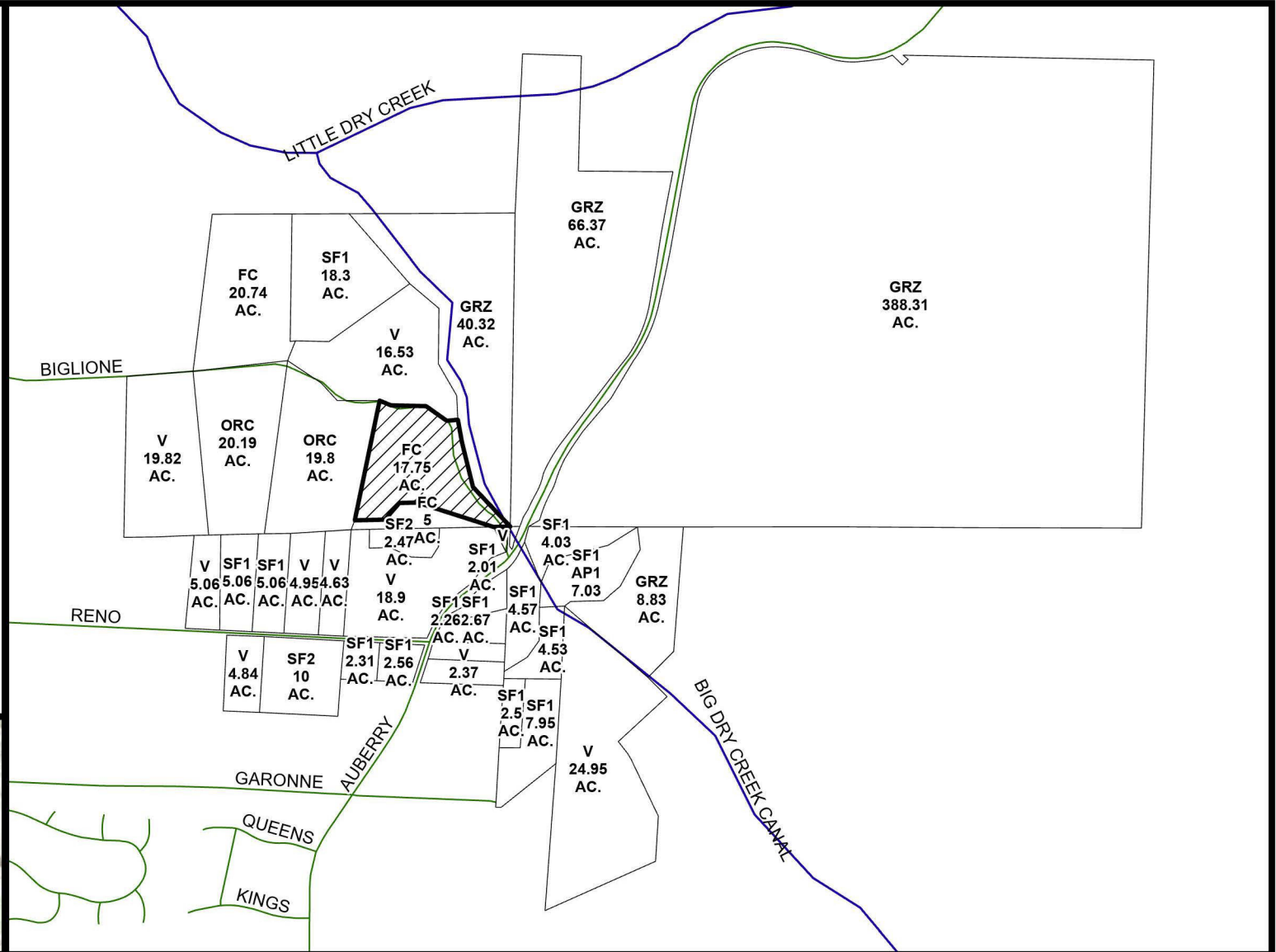
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 4/2/2024



**LEGEND:**

 Subject Property

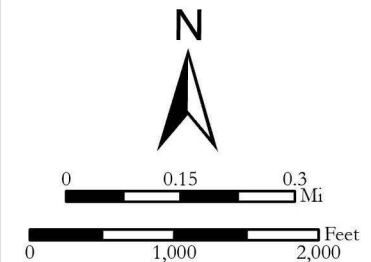


**Existing Land Use Map**

**GPA574&AA3867**

**2024**

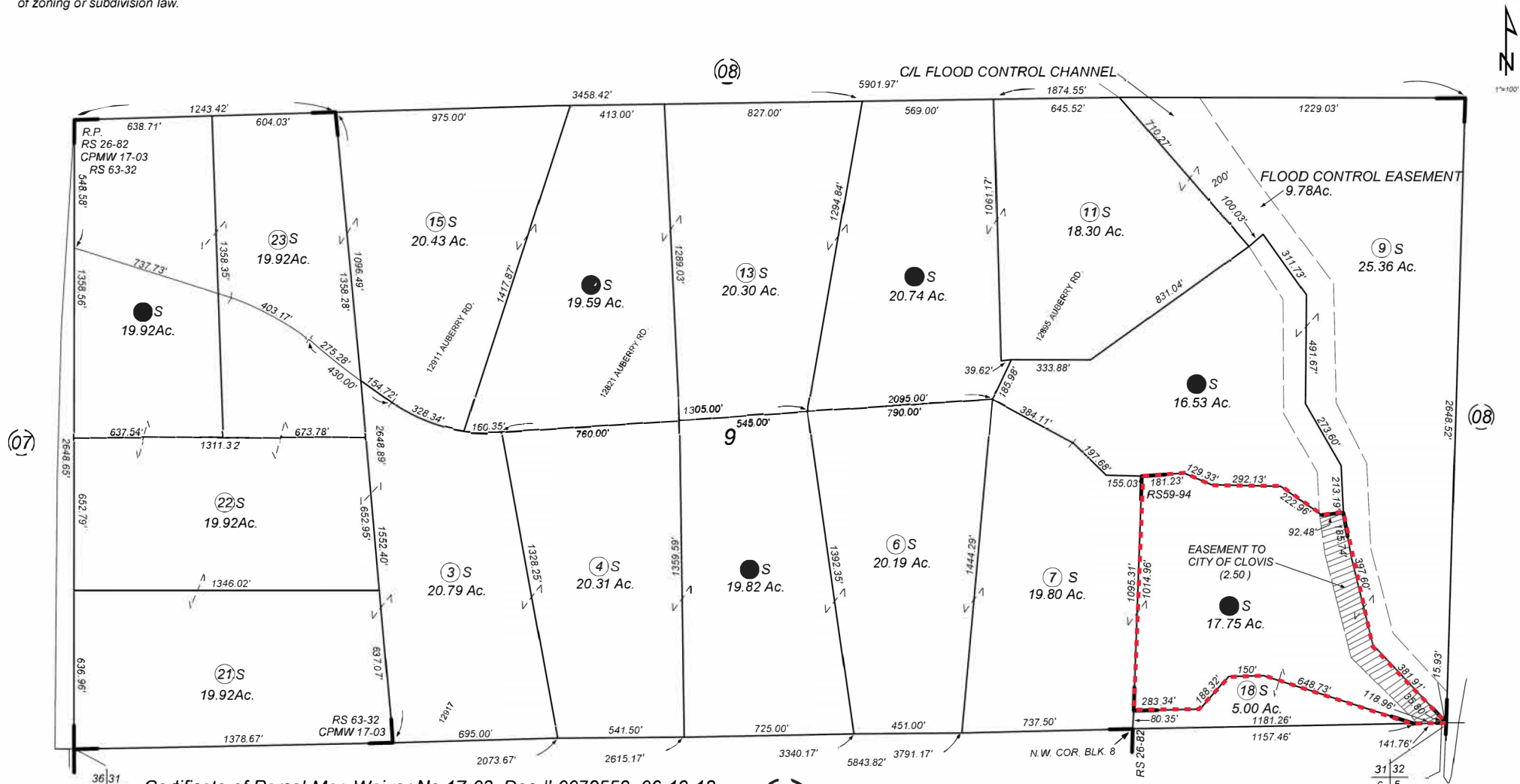
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 4/2/2024





-NOTE-

This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Certificate of Parcel Map Waiver No. 17-03, Doc.# 0072559, 06-19-18  
 Record of Survey - Bk. 26, Pg. 82  
 Record of Survey - Bk. 59, Pg. 94  
 Record of Survey - Bk. 63, Pgs. 32-33  
 Redwood Park - R.S. Bk. 5, Pg. 4

Bk.  
580

Assessor's Map Bk. 300 - Pg. 32  
 County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles



# FRESNO COUNTY GENERAL PLAN

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grant amendments to the Specific Plan provided the overall density of development is not increased and the plan continues to demonstrate the following:

- a. The development will have no significant adverse impacts on groundwater;
- b. Public improvements within a Planned Rural Community shall be designed and constructed in a manner that is not growth inducing but would not preclude future annexation to a city;
- c. Impacts on Fresno County for the provision of services including, but not limited to, police, fire protection, schools, and other essential public services are adequately mitigated;
- d. The development will not have a net adverse fiscal effect on Fresno County;
- e. Provide a service delivery plan and a maintenance and operation program which will assure appropriate delivery of services and funding measures for the development; and
- f. Provide for monitoring of mitigation measures established by the required Environmental Impact Report. *(RDR)*

## **LU-E.23 Planned Rural Community Designation Sunset**

The County shall not approve expansion of the existing Planned Rural Community designation or designate additional areas for such development. *(RDR)*

## **RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA**

### **LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area**

The Rural Residential designation comprising an approximate 481-acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and generally the Birkhead Road alignment to the north and encompassing those parcels immediately to the west, northeast, and east of the full length of Willow Bluff Avenue. This is an area committed to rural-sized parcels.

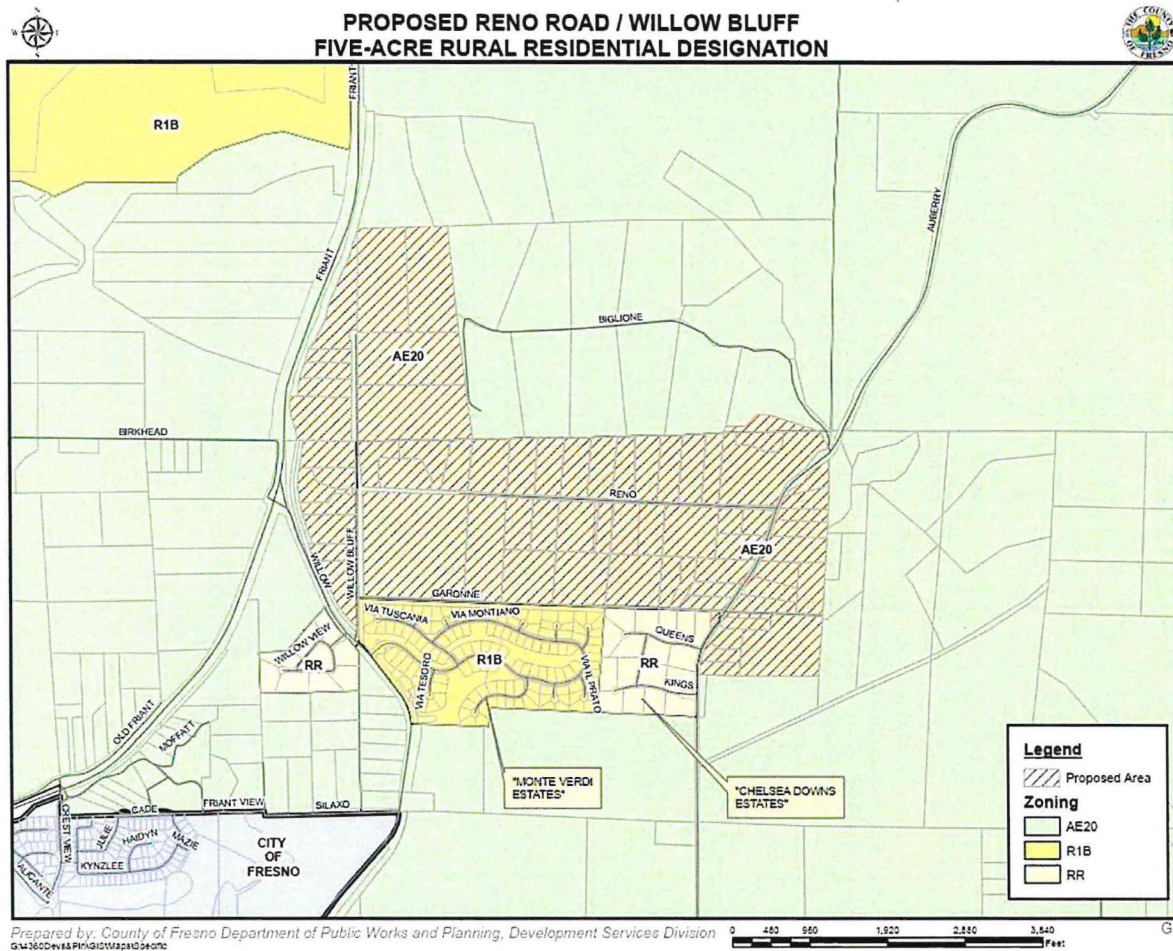
The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4).



# GOALS AND POLICIES **2**

## AGRICULTURE AND LAND USE

Figure LU-4 Reno Road / Willow Bluff Five-Acre Rural Residential Designation



**Public Works and Planning**

6. Adopt the proposed Resolution: a. Certifying that the Program Environmental Impact Report (PEIR) prepared for the Fresno County General Plan Review and Comprehensive Zoning Ordinance Update is complete, adequate, and in conformance with the California Environmental Quality Act; b. Accepting the revised General Plan Background Report included as Attachment B; and c. Approving General Plan Amendment No. 529, adopting the proposed revised General Plan Policy Document included as Attachment C, which consists of comprehensive modifications to the existing policies and programs in the 2000 General Plan, and which was previously reviewed by the Fresno County Planning Commission as the first general plan amendment of 2024; Adopt the proposed Ordinance, approving Amendment Application No. 3862 rezoning a 481-acre area, approximately one-half mile north of the northern boundary of the City of Fresno, bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and generally the Birkhead Road alignment to the north and encompassing those parcels immediately to the west, northeast and east of the full length of Willow Bluff Avenue from the AE (Exclusive Agricultural) to the AL (Limited Agricultural) Zone District; Adopt the proposed Ordinance, approving Amendment to Text Application No. 385 and adopting the Comprehensive Update to the Fresno County Zoning Ordinance included as Attachment D; and Designate County Counsel to prepare a fair and adequate summary of the proposed ordinances described in Recommended Actions 2 and 3 above and direct the Clerk of the Board to post and publish the required summary in accordance with California Government Code, section 25124(b)(1)

**A MOTION WAS MADE BY SUPERVISOR BRANDAU, SECONDED BY VICE CHAIRMAN MENDES, THAT THIS MATTER BE APPROVED AS RECOMMENDED AND DIRECTED STAFF TO RETURN TO THE PLANNING COMMISSION TO TAKE ANY NECESSARY ACTIONS TO INCLUDE AN APPROXIMATELY 18 ACRES OF ADDITIONAL LAND, LOCATED WEST OF AUBERRY ROAD AND IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 300-320-19S, IN THE GARONNE/WILLOW BLUFF RURAL RESIDENTIAL AREA, AS DEFINED IN POLICY NO. LU-E.24 AND FIGURE LU-4 OF THE APPROVED GENERAL PLAN POLICY DOCUMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Ayes:** 5 - Brandau, Magsig, Mendes, Pacheco, and Quintero

Resolution No. 24-053, Ordinance No. R499-3862, Ordinance No. T099-385