



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

**NOTICE OF AVAILABILITY**  
**Draft Program Environmental Impact Report (DPEIR) for the**  
**Fresno County General Plan Review and Zoning Ordinance Update**  
**Fresno County, California**  
**April 28, 2023**

**LEAD AGENCY/CONTACT:**

County of Fresno Department of Public Works and Planning  
Development Services Division  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93721  
Contact: Chris Motta, Principal Planner

**PROJECT TITLE:** Fresno County General Plan Review and Zoning Ordinance Update  
(SCH#201803106)

**PURPOSE OF THE NOTICE OF AVAILABILITY:**

The County of Fresno Department of Public Works and Planning (County) is the Lead Agency and has prepared a Draft Program Environmental Impact Report (DPEIR) for the above-referenced project. We are requesting input from public agencies regarding information that is germane to the agencies' statutory responsibilities in connection with the Proposed Project. As applicable, those agencies will need to use the DEIR prepared by the County when considering a permit or other approval for the project. We also welcome comments from the members of the public.

The DPEIR is available for online viewing at:

[fresnocountygeneralplan.com](http://fresnocountygeneralplan.com) and CD/electronic copies are available for review at the following locations below, or contact Chris Motta at [cmotta@fresnocountyca.gov](mailto:cmotta@fresnocountyca.gov) or (559) 600-4227 to have a CD mailed to you:

County of Fresno  
Department of Public Works and  
Planning  
Development Services Division  
2220 Tulare Street, Suite B Counter  
Fresno, CA 93721

Fresno County  
Main/Central Library  
2420 Mariposa Street  
Fresno, CA 93721

Fresno County Library  
Auberry Branch  
33049 Auberry Road  
Auberry, CA 93602

Fresno County Library  
Bear Mountain Branch  
30733 E. Kings Canyon  
Squaw Valley, CA 93675

Fresno County Library  
Clovis Branch  
1155 Fifth Street  
Clovis, CA 93612

Coalinga Library  
305 N. 4th Street  
Coalinga, CA 93210

Fresno County Library  
Easton Branch  
25 East Fantz Avenue  
Easton, CA 93706

Fresno County Library  
Fowler Branch  
306 S 7th St.  
Fowler, CA 93625

Fresno County Library  
Kerman Branch  
15081 Kearney Plaza  
Kerman, CA 93630

Fresno County Library  
Laton Branch  
6313 DeWoody Street  
Laton, CA 93242

Fresno County Library Mendota  
Branch  
1246 Belmont Avenue  
Mendota, CA 93640

Fresno County Library  
Orange Cove Branch  
815 Park Blvd.  
Orange Cove, CA 93646

Fresno County Library  
Riverdale Branch  
20975 Malsbary Avenue  
Riverdale, CA 93656

Fresno County Library  
Sanger Branch  
1812 7th St.  
Sanger, CA 93657

Fresno County Library  
Shaver Lake Branch  
41344 Tollhouse Road  
Shaver Lake, CA 93664

Fresno County Library  
Tranquillity Branch  
25561 Williams Street  
Tranquillity, CA 93668

Fresno County Library  
West Fresno Branch  
188 E. California  
Fresno, CA 93706

Fresno County Library  
Woodward Park Branch  
944 E. Perrin  
Fresno, CA 93720

## PROJECT LOCATION

Fresno County is one of the eight counties that collectively form the greater San Joaquin Valley. The County covers approximately 6,000 square miles stretching from the Coast Range mountains to the west to the Sierra Nevada Range to the east. For the purposes of this EIR the Planning Area is defined as unincorporated Fresno County and is the land over which the County has land use authority and where the policies and goals proposed in the General Plan Review and Zoning Ordinance Update are applicable. The County has 15 incorporated cities, with the City of Fresno being the largest at 546,770 and the City of San Joaquin being the smallest with a population of 3,674 as of 2021. For the purpose of the General Plan Review and Zoning Ordinance Update, the County has been divided into five geographic sub-regions to provide greater context. This is because Fresno County is diverse not only in the size of its communities, but also the vast geographic area it covers. These five sub-regions do not have any policy status but are useful for general orientation and for framing and describing geographically unique planning issues. The sub-regions include Coast Range Foothills Area, Westside Valley Area, Eastside Valley Area, Sierra Foothill Area, and Sierra Nevada Mountain Area.

## PROJECT DESCRIPTION

The General Plan Review is intended to build on the major policies of the current 2000 General Plan but expand and strengthen them to meet the challenges and community needs through planning horizon year 2042. The General Plan Review would accommodate County population growth projected through 2042. The 2042 General Plan seeks to preserve agricultural land and natural resources; conserve public spaces and recreational resources; promote the wellbeing of County residents; maintain economic vitality and balance; and direct land use policies that enable sustainable and forecasted growth in the County. The major themes of the current 2000 General Plan have been retained in the General Plan Review and include directing urban growth to existing communities, limiting the intrusion of development and incompatible land uses onto productive agricultural land, and limiting rural residential development. The revisions include only minimal changes to the land use designations and land use maps in the existing 2000 General Plan. The majority of revisions are to goals, policies, and implementation programs of the General Plan. The revision also includes addressing laws affecting the General Plan, including the addition of an Environmental Justice Element to the General Plan Policy Document.

Section 65860(c) of the Government Code requires that when a General Plan is amended in a way that makes the Zoning Ordinance inconsistent with the General Plan, “the Zoning Ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended.” However, the Government Code does not define a specific time period that would constitute a reasonable time. In this instance, the proposed project includes updating the Fresno County Zoning Ordinance to be consistent with the proposed revisions to General Plan Policy Document included in the General Plan Review. Components of the Zoning Ordinance update that could result in physical changes to the environment include the revisions to the regulations for accessory dwelling units, density bonus and other State-mandated changes to California Zoning law which became effective since the adoption of the 2000 General Plan.

### **SIGNIFICANT ENVIRONMENTAL EFFECTS**

The County of Fresno has prepared a Draft EIR to address the specific environmental effects of implementing the General Plan Review and Zoning Ordinance Update. The Draft EIR identified the following potentially significant environmental issue areas requiring mitigation:

- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation
- Wildfire

Impacts to Agriculture, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Transportation, Utilities, and Wildfire were found to be significant and unavoidable.

### **DRAFT EIR REVIEW AND COMMENT**

A 60-day review and comment period for this DEIR is provided, which exceeds the 45-day minimum review period provided under State law, **beginning on April 28, 2023**. The deadline for your comments is **5:00 p.m., June 27, 2023**. Please send your response to Chris Motta, Principal Planner, at the address shown above. Please reference “*GPR/ZOU (General Plan Review and Zoning Ordinance Update Project)*” and provide the name and address for a contact person.

### **RELEASE OF PUBLIC REVIEW DRAFTS: (DRAFT GENERAL PLAN POLICY DOCUMENT; GENERAL PLAN BACKGROUND REPORT; AND ZONING ORDINANCE)**

The County is notifying interested agencies, organizations, and individuals of that the release of revised draft documents associated with the General Plan Review and Zoning Ordinance Update will occur simultaneously with the release the DPEIR. A deadline for comments on these documents will coincide with the 60-day comment deadline for the DPEIR. Community meetings will be scheduled soon to provide the public an opportunity to comment on these documents, although comments may be sent to County staff at any time.

April 28, 2023

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**SCHEDULED PUBLIC MEETING**

Community meetings will be scheduled to provide the public an opportunity to comment on these documents, although comments may be sent to County staff at any time. Meetings are anticipated to occur approximately 30 days after the document release

**FURTHER INFORMATION** on this item may be obtained at the County of Fresno Department of Public Works and Planning located at 2220 Tulare Street, Fresno, California, or by contacting Chris Motta, Principal Planner, at (559) 600-4227. Comments may be e-mailed to: [gpr@fresnocountyca.gov](mailto:gpr@fresnocountyca.gov)