



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 13 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.

YQ:ca

G:\7205ComDev\General Plan\Housing Element\RHNA\RHNA Rezone - Density Bonus\Planning Commission\AT 384\AT 384 PC SR V4\_ARCM.docx



# Addendum

*to the*

Fresno County General Plan Review and Zoning Ordinance Update Program Environmental Impact Report (SCH No. 2018031066)

*for the*

## Biola and Del Rey Community Plan Updates

**July 2025**

**Report Prepared for:**

**County of Fresno**

Department of Public Works and Planning  
Community Development Division  
2220 Tulare St. 6th Floor  
Fresno, CA 93721

**Contact:**

Yvette Quiroga, MPPA, Principal Planner  
(559) 600-4292

**Report Prepared by:**

**Provost & Pritchard Consulting Group**

455 W Fir Avenue  
Clovis, CA 93611

## TABLE OF CONTENTS

<b>1</b>	<b>Introduction .....</b>	<b>1-1</b>
1.1	Project Background .....	1-1
1.2	Previous Environmental Analysis and Approval.....	1-1
1.3	CEQA Addendum Regulations .....	1-1
<b>2</b>	<b>Project Description .....</b>	<b>2-1</b>
2.1	Biola Community Plan Update.....	2-1
2.2	Del Rey Community Plan Update .....	2-6
<b>3</b>	<b>Impact Evaluation.....</b>	<b>3-1</b>
3.1	Scope of Evaluation .....	3-1
3.2	Explanation of Evaluation Categories .....	3-1
3.3	Comparative Impact Checklist Discussion .....	3-2
3.3.1	Agricultural and Forestry Resources .....	3-3
<b>4</b>	<b>Determination .....</b>	<b>4-1</b>

## LIST OF FIGURES

Figure 2-1: Existing Biola Community Plan Land Use Diagram .....	2-3
Figure 2-2: Proposed Biola Community Plan Land Use Changes .....	2-4
Figure 2-3: Biola Community Plan Land Use Diagram .....	2-5
Figure 2-4: Existing Del Rey Community Plan Land Use Diagram .....	2-7
Figure 2-5: Proposed Del Rey Community Plan Land Use Changes.....	2-8
Figure 2-6: Del Rey Community Plan Land Use Diagram .....	2-9

## LIST OF TABLES

Table 2-1: Biola Community Plan Expansion Areas .....	2-2
Table 2-2: Biola Northwest Reserve Overlay Site Land Use Amendments .....	2-2
Table 2-3: Del Rey Community Plan Expansion Areas .....	2-6

## ATTACHMENTS

Attachment A: Biola Comparative Impact Checklist and Del Rey Comparative Impact Checklist

# 1 INTRODUCTION

## 1.1 PROJECT BACKGROUND

The Fresno County Board of Supervisors adopted the revised 2024 Fresno County General Plan and approved an updated Zoning Ordinance on February 20, 2024. The Board of Supervisors also certified the related Fresno County General Plan Review and Zoning Ordinance Update Program Environmental Impact Report (PEIR) (State Clearinghouse [SCH] No. 2018031066) on February 20, 2024. While the 2024 Fresno County General Plan applies throughout unincorporated Fresno County, the unincorporated communities within the County are also guided by individual community plans, which augment the goals and policies contained in the General Plan. The unincorporated community plans identify land uses specific to that community and contain additional community-specific goals, policies, and implementation programs which refine, but are consistent with, General Plan goals, policies, and implementation programs.

The County of Fresno initiated updates to two of these community plans, the Biola Community Plan and Del Rey Community Plan, in December 2023. The Biola and Del Rey Community Plan Updates (Project) are discussed in further detail in [Section 2.1](#) and [Section 2.2](#), respectively, including an overview of the proposed land use changes within each community.

## 1.2 PREVIOUS ENVIRONMENTAL ANALYSIS AND APPROVAL

To analyze effects from and facilitate implementation of the 2024 Fresno County General Plan, the County prepared a PEIR, which was certified February 20, 2024 (SCH No. 2018031066). The PEIR analyzed buildout of the 2024 Fresno County General Plan at a programmatic level based on growth projections through the year 2042, including buildout of the unincorporated communities of Biola and Del Rey. The growth projections include a forecast of 234,591 people and 120,019 employees in the unincorporated County, representing an increase of approximately 33,607 people and approximately 20,745 employees through 2042. Several environmental resource categories including Agriculture and Forestry Resources, Air Quality, Cultural, Geology and Soils, Greenhouse Gas Emissions, Transportation, Tribal Cultural, Utilities and Service Systems, and Wildfire were found to have impacts that would be significant and unavoidable. For these impacts the required Findings of Fact and a Statement of Overriding Considerations were adopted with the certification of the PEIR.

## 1.3 CEQA ADDENDUM REGULATIONS

For streamlining purposes, the California Environmental Quality Act (CEQA) Guidelines encourage the preparation of later environmental documents to be “tiered” from previously certified EIRs under prescribed circumstances. Section 15164 provides that a lead agency shall prepare an *addendum* to a previously certified EIR if only some changes or additions are necessary but none of the conditions described in Section 15162(a), calling for preparation of a *subsequent EIR*, have occurred.

Section 15162(a) states that “when an EIR has been certified...for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts; or

## EXHIBIT 1

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
- (A) The project will have one or more significant impacts not discussed in the previous EIR or negative declaration;
  - (B) Significant impacts previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant impacts of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant impacts on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

As this Addendum states in additional detail, the proposed updates to the Biola Community Plan and Del Rey Community Plan will not result in the occurrence of any of the conditions found in Section 15162(a). As the updates to the Biola Community Plan and the Del Rey Community Plan refine, but remain consistent with, the goals, policies, and implementation programs, and constitute only minor changes to the 2024 Fresno County General Plan previously evaluated in the PEIR, an addendum to the previously certified PEIR is the appropriate level of environmental analysis. The updates are being addressed within this single Addendum for consistency with the scale of analysis conducted within the PEIR.

## 2 PROJECT DESCRIPTION

The Biola and Del Rey Community Plans identify goals, policies, and implementation programs specific to the unincorporated communities of Biola and Del Rey, respectively, and will not apply to other unincorporated communities in the County. These goals, policies, and implementation programs are in addition to the goals, policies, and implementation programs adopted in the 2024 Fresno County General Plan, which will continue to apply within the communities of Biola and Del Rey. Both the current Biola and Del Rey Community Plans were adopted in 1976 and have not been comprehensively updated since their original adoption. The last major change to the Biola Community Plan occurred in 1990, with a map and text amendment. The last major change to the Del Rey Community Plan occurred in 2012, with a map amendment. Minor changes were made in 2024 to reflect the County's updated Housing Element.

The County of Fresno initiated updates to the Biola and Del Rey Community Plans in December 2023. The Biola and Del Rey Community Plan Updates (Project) are discussed in further detail in [Section 2.1](#) and [Section 2.2](#), respectively, including an overview of the proposed land use changes within each community. Related actions that would occur concurrent with or following approval of the updated Biola Community Plan and updated Del Rey Community Plan include the rezoning of properties within the Biola and Del Rey Community Plan boundaries for consistency with the adopted land use designations. Amendment to the Biola Community Services District (CSD) Sphere of Influence (SOI) and Del Rey CSD SOI as well as expansion of the Biola CSD and Del Rey CSD service area boundaries to align with the amended SOIs are also anticipated as subsequent actions. These anticipated subsequent actions have been addressed through the analysis contained herein. However, any future development proposed within the Biola Community Plan and Del Rey Community Plan areas would be required to undergo separate environmental analysis, as applicable, for the use proposed and the site for which it is proposed on.

### 2.1 BIOLA COMMUNITY PLAN UPDATE

The Biola Community Plan area currently encompasses approximately 201 acres, as shown in [Figure 2-1](#). The Project includes an expansion of the Biola Community Plan boundary to encompass a total of 213.2 acres and would amend land use designations within the expanded boundary, as shown in [Figure 2-2](#), and described in further detail below. The Project also includes revisions to the goals, policies, and implementation programs identified in the Community Plan. The Biola Community Plan goals, policies, and implementation programs are specific to the Biola community and refine but are consistent with the Fresno County General Plan goals, policies, and implementation programs.

The Project would add four parcels totaling approximately 13.5 acres to the Biola Community Plan boundary and amend the planned land use designation of these parcels as identified in [Table 2-1](#) and as shown on [Figure 2-2](#). The variation in the total acreage added and the difference between the old and new boundary totals is due to corrections in the mapping to address a shifted data set.

# EXHIBIT 1

**Table 2-1: Biola Community Plan Expansion Areas**

APN <sup>1</sup>	Acres	Existing GPLU	Proposed GPLU	Existing Use	Planned Buildout	
					Residential	Non-Residential <sup>2</sup>
016-020-13ST (portion) 016-020-15ST (Parcel 1)	4.33	Agriculture	Public Facilities	Orchard/ Wastewater Treatment Facility	--	Wastewater Treatment Facility <sup>3</sup>
016-300-28ST (Parcel 2)	5.02	Agriculture	Public Facilities	Vacant/ Stormwater Drainage Basin	--	Stormwater Drainage Basin <sup>3</sup>
016-300-21S (Parcel 3)	4.15	Agriculture	Industrial: Limited	Orchard	--	Manufacturing Uses: 67,790 square feet 110 employees
<b>Total</b>	<b>13.5</b>	--	--	--	--	<b>67,790 square feet 110 employees</b>

<sup>1</sup> See [Figure 2-2](#) for the location of Parcels 1 through 3.

<sup>2</sup> Non-residential buildout for Limited Industrial based on 37.5 percent maximum floor area ratio and 615 square feet per employee.

<sup>3</sup> Treatment facilities and basins are not expected to add square footage that would result in additional employees.

Additionally, the planned land use designation for approximately 16.5 acres within the existing Biola Community Plan boundary will be redesignated as identified in [Table 2-2](#) and as shown on [Figure 2-2](#). The Project would also redesignate additional parcels, totaling approximately 17.2 acres, within the existing Biola Community Plan boundary, not including the acres identified in [Table 2-1](#) or [Table 2-2](#). The changes include removal of the “Reserve Overlay” designation for approximately 14.4 acres within the existing Biola Community Plan boundary as shown on [Figure 2-2](#). The underlying land use designation is not being amended so there would be no change to the buildout assumptions as previously analyzed for these parcels. Additional amendments, also shown on [Figure 2-2](#), would redesignate approximately 2.8 acres primarily to reflect existing developed uses on-site where no additional development is anticipated.

The proposed Biola Community Plan land use diagram, reflective of the identified land use amendments, is shown on [Figure 2-3](#) below.

**Table 2-2: Biola Northwest Reserve Overlay Site Land Use Amendments**

APN <sup>1</sup>	Acres	Existing GPLU <sup>2</sup>	Proposed GPLU	Existing Use	Planned Buildout	
					Residential <sup>3</sup>	Non-Residential <sup>4</sup>
016-190-73 (portion, Parcel 4)	8.5	Medium Density Residential Reserve	Commercial: Service/ Reserve Overlay	Orchard	--	Commercial Uses: 92,565 square feet 184 employees
016-190-73 (portion, Parcel 5)	3	Medium Density Residential Reserve	Park/ Reserve Overlay	Orchard	--	Park <sup>5</sup>
016-190-73 (portion, Parcel 6)	5	Medium Density Residential Reserve	Residential: Medium High Density/ Reserve Overlay	Orchard	73 units	--
<b>Total</b>	<b>16.5</b>	--	--	--	<b>73 units</b>	<b>92,565 square feet 184 employees</b>

<sup>1</sup> See [Figure 2-2](#) for the location of Parcels 4 through 6.

<sup>2</sup> Distribution of land uses will be implemented in accordance with Policy LU-P-2 of the Biola Community Plan.

<sup>3</sup> Residential buildout based on 80 percent of maximum density allowed and 4.24 persons per household.

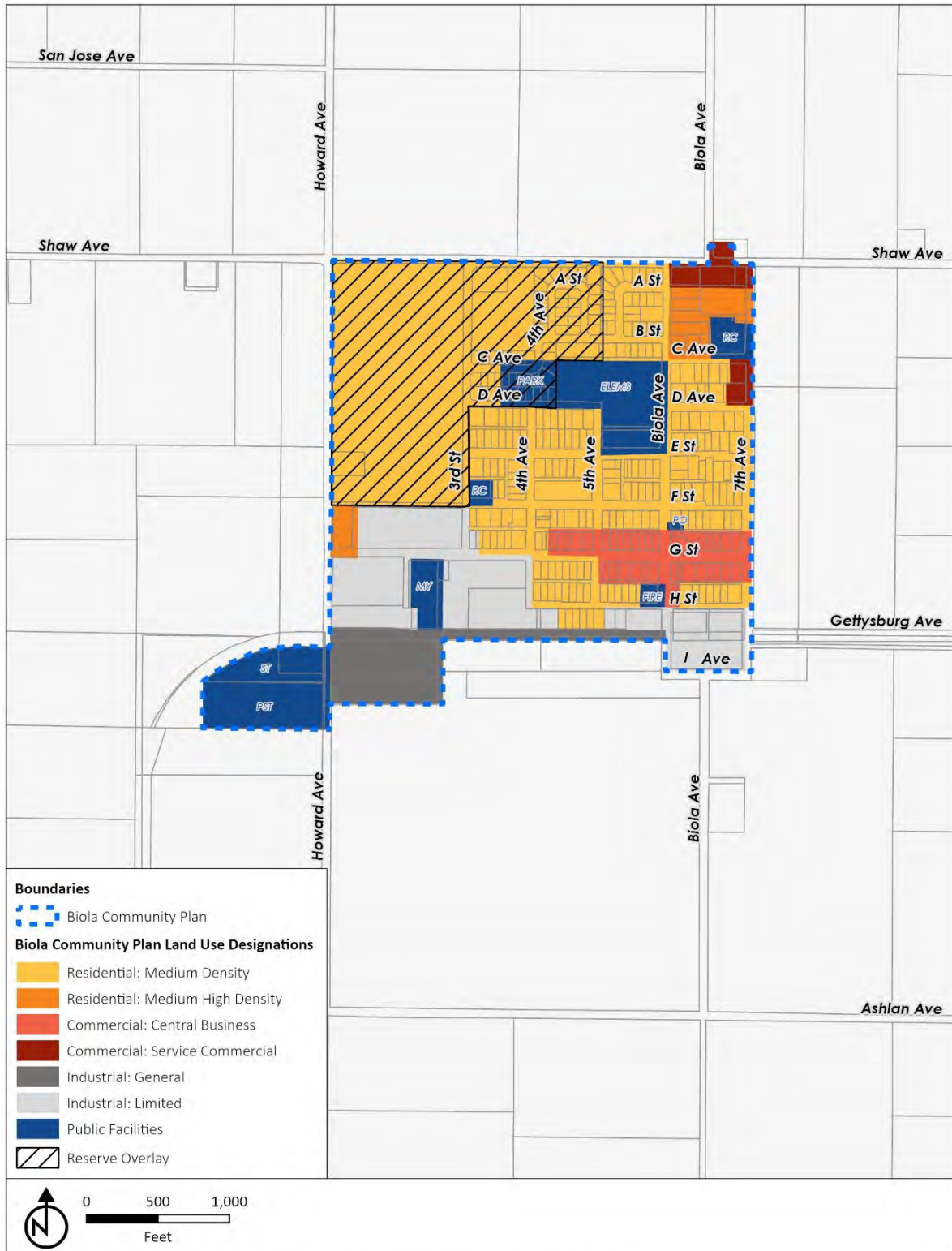
<sup>4</sup> Non-residential buildout for Service Commercial based on 25 percent maximum floor area ratio and 504 square feet per employee.

<sup>5</sup> Parks are not expected to add square footage that would result in additional employees.



# EXHIBIT 1

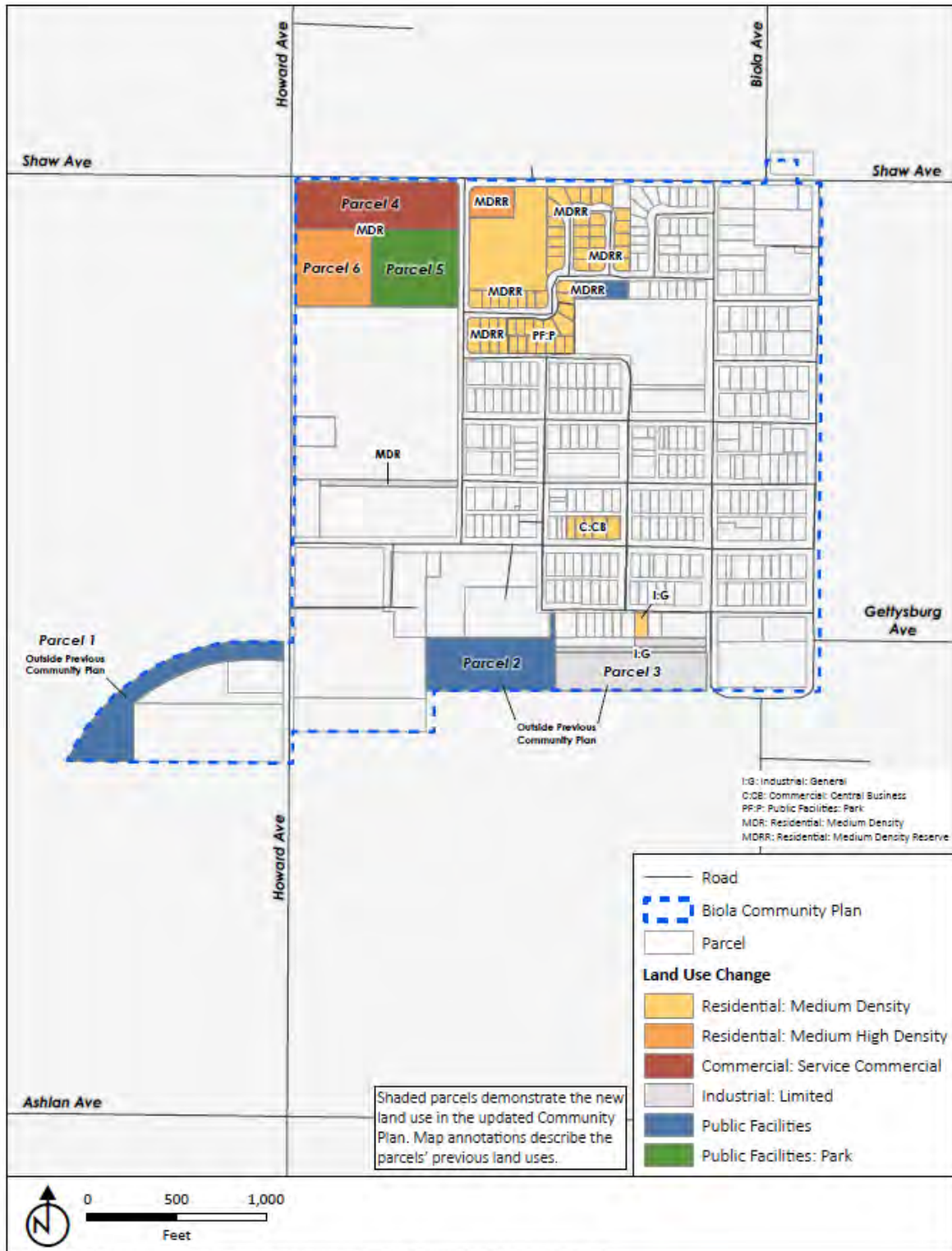
Figure 2-1: Existing Biola Community Plan Land Use Diagram



11/6/2024 G:\Fresno County of 1397\139724001-Community Plans Update\400 GIS\Map\FresnoCounty\_Community\_Plans\_Update\FresnoCounty\_Community\_Plans\_Update.aprx

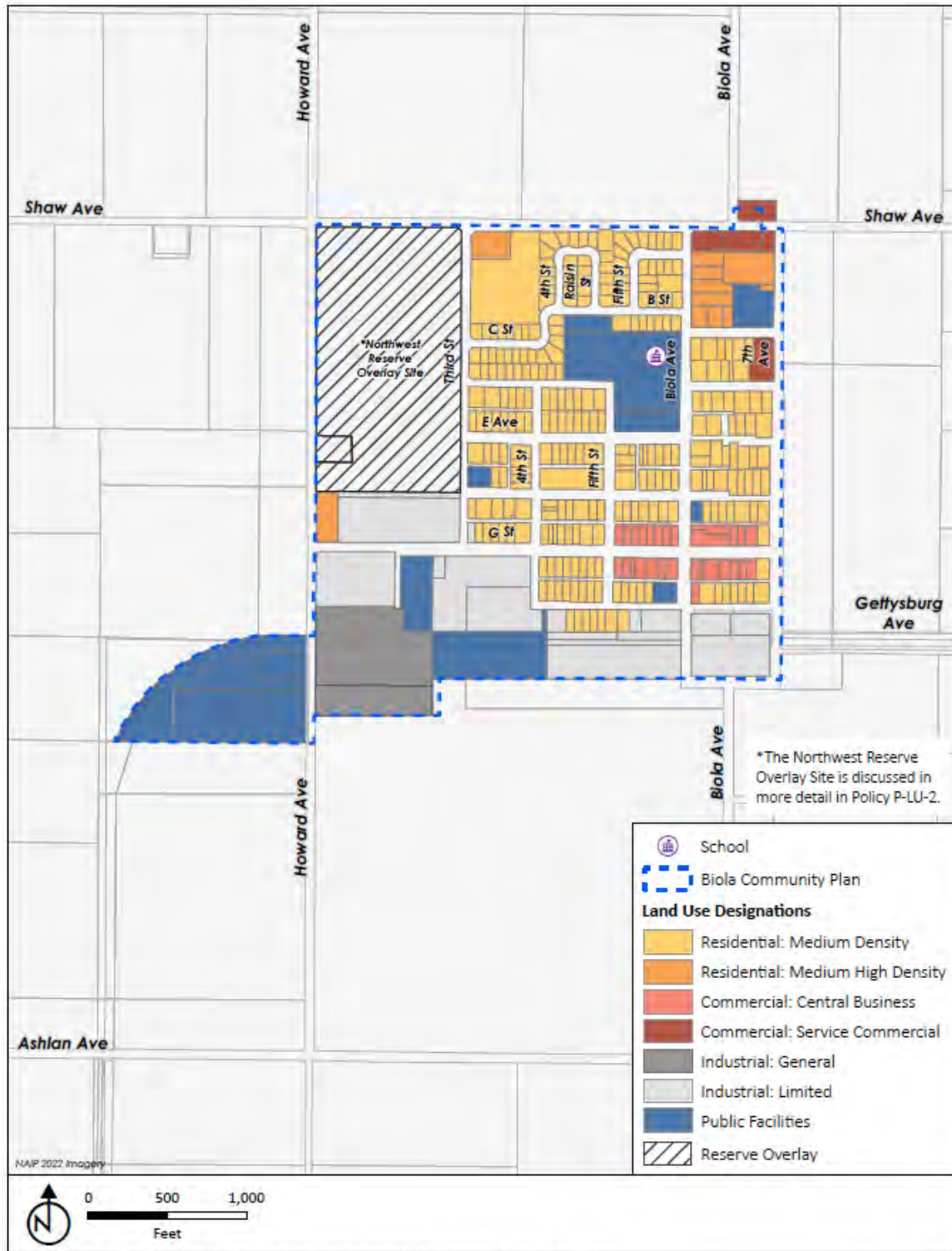
# EXHIBIT 1

Figure 2-2: Proposed Biola Community Plan Land Use Changes



# EXHIBIT 1

Figure 2-3: Biola Community Plan Land Use Diagram



## 2.2 DEL REY COMMUNITY PLAN UPDATE

The Del Rey Community Plan area currently encompasses approximately 333.5 acres, as shown in [Figure 2-4](#). The Project includes an expansion of the Del Rey Community Plan boundary to encompass a total of 374.3 acres and amend the land use designations within the expanded boundary, as shown in [Figure 2-5](#), and described in further detail below. The Project also includes revisions to the goals, policies, and implementation programs identified in the Del Rey Community Plan. The Del Rey Community Plan goals, policies, and implementation programs are specific to the Del Rey community and refine but are consistent with the 2024 Fresno County General Plan goals, policies, and implementation programs.

The Project would add two parcels totaling approximately 37.5 acres to the Community Plan boundary and would amend the planned land use designation of these parcels as identified in [Table 2-3](#) and shown on [Figure 2-5](#).

**Table 2-3: Del Rey Community Plan Expansion Areas**

APN <sup>1</sup>	Acres	Existing GPLU	Proposed GPLU <sup>2</sup>	Existing Use	Planned Buildout	
					Residential <sup>3</sup>	Non-Residential <sup>4</sup>
350-080-04 (portion, Parcel 1)	5	Agriculture	Commercial: Service Commercial	Single Family Residence/ Orchard	--	Commercial Uses: 54,450 square feet/ 108 employees
350-080-04 (portion, Parcel 1)	6.8	Agriculture	Residential: Medium Density	Single Family Residence/ Orchard	40 dwelling units/ 169 persons	--
350-080-04 (portion, Parcel 1)	6.8	Agriculture	Residential: Medium High Density	Single Family Residence/ Orchard	99 dwelling units/ 419 persons	--
350-230-03T (Parcel 2)	18.9	Agriculture	Public Facilities	Vineyards	--	Wastewater Treatment Facility <sup>5</sup>
<b>Total</b>	<b>37.5<sup>6</sup></b>	--	--	--	<b>139 dwelling units/ 588 persons</b>	<b>54,450 square feet/ 108 employees</b>

<sup>1</sup> See [Figure 2-2](#) for the location of Parcels 4 through 6.

<sup>2</sup> Distribution of land uses will be implemented in accordance with Policy LU-P-2 of the Del Rey Community Plan.

<sup>3</sup> Residential buildout based on 80 percent of maximum density allowed and 4.24 persons per household.

<sup>4</sup> Non-residential buildout based on 25 percent maximum floor area ratio and 504 square feet per employee.

<sup>5</sup> Treatment facilities are not expected to add square footage that would result in additional employees.

<sup>6</sup> Total acres do not include right-of-way.

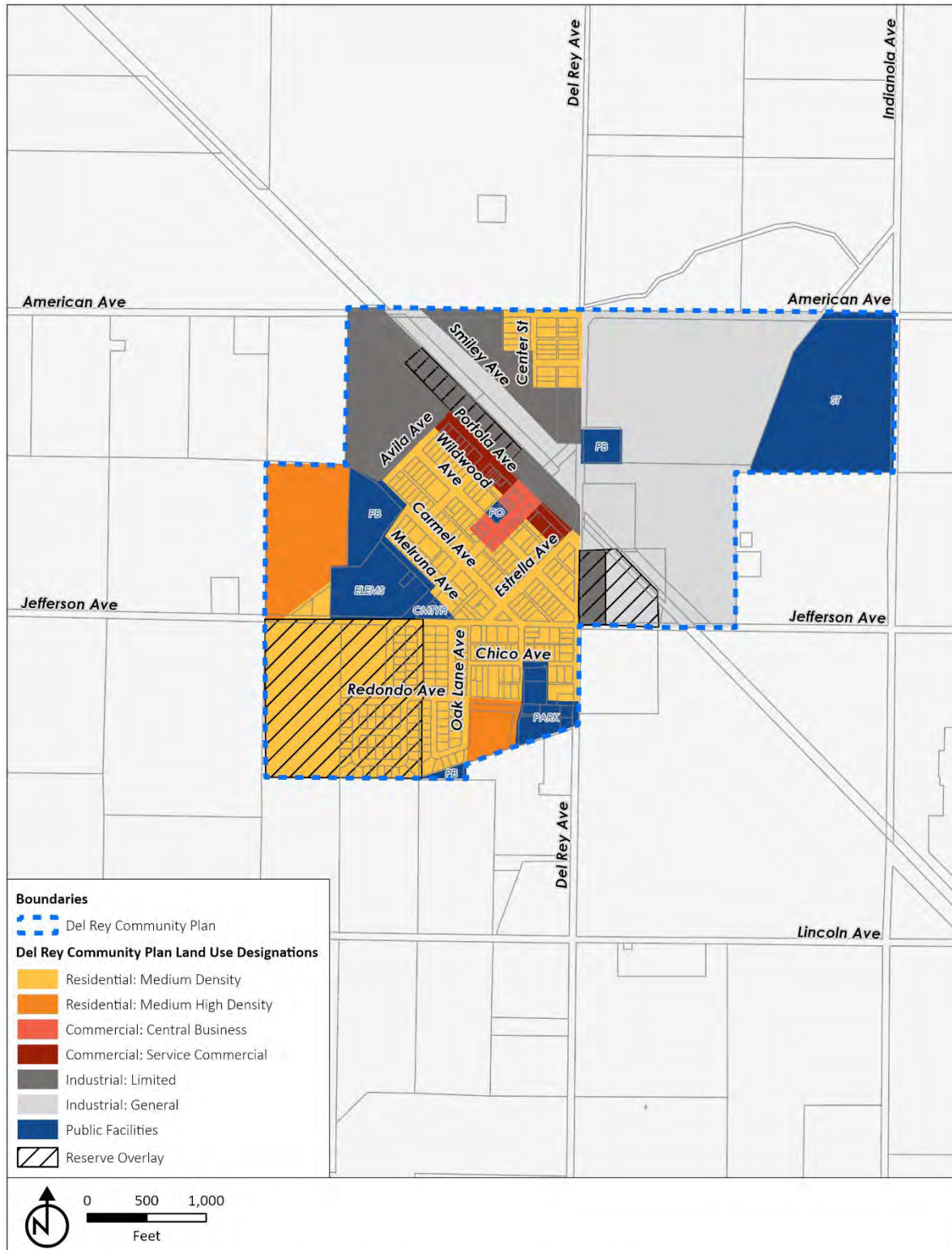
The Project would also redesignate additional parcels, totaling approximately 46.3 acres, within the existing Del Rey Community Plan boundary. The changes include removal of the “Reserve Overlay” designation for approximately 42.9 acres within the existing Del Rey Community Plan boundary as shown on [Figure 2-5](#). The underlying land use designation is not being amended so there would be no change to the buildout assumptions as previously analyzed for these parcels. Additional amendments, also shown on [Figure 2-5](#), would redesignate approximately 3.4 acres to reflect existing developed uses on-site where no additional development is anticipated.

The proposed Del Rey Community Plan land use diagram, reflective of the identified land use amendments, is shown on [Figure 2-6](#) below.



# EXHIBIT 1

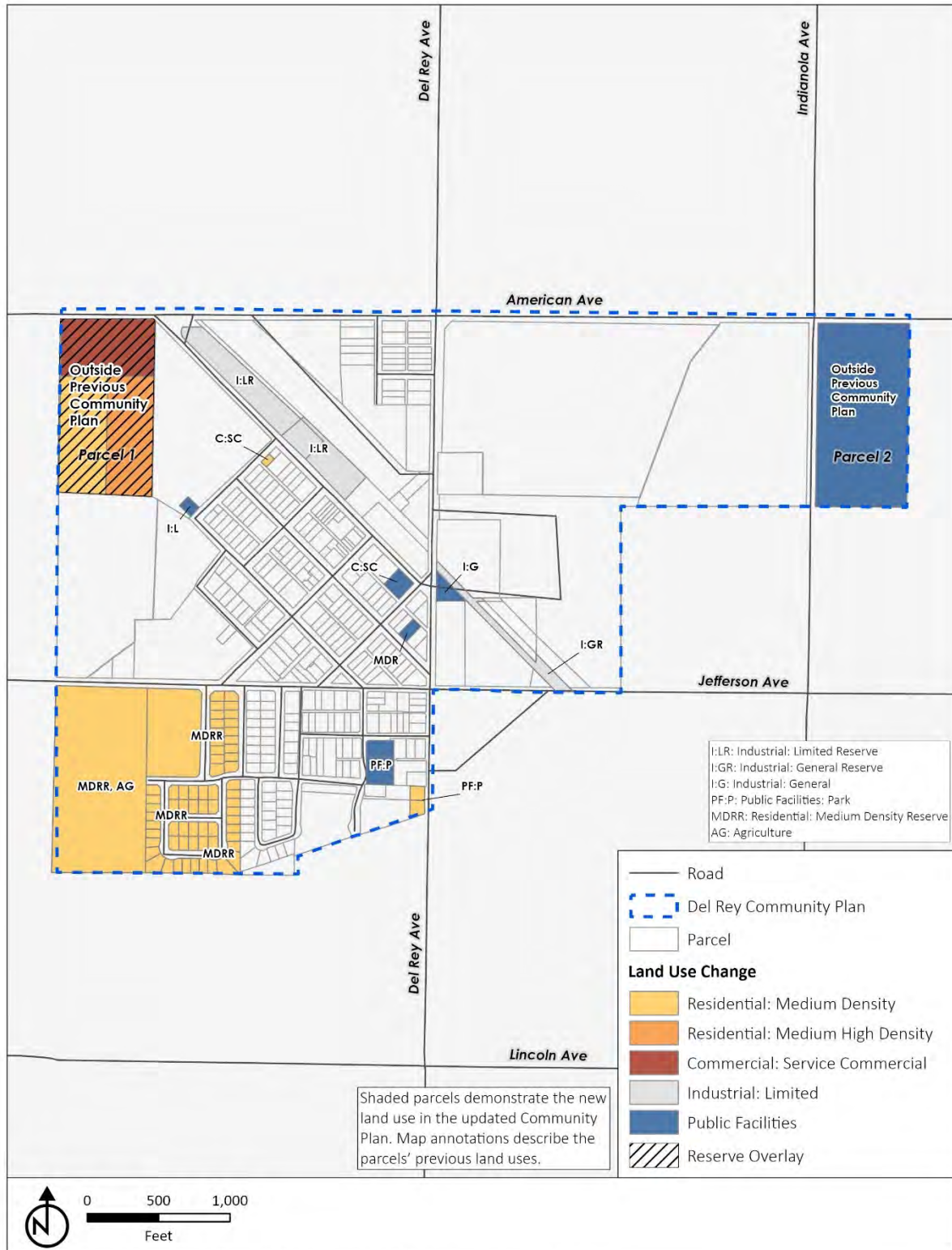
Figure 2-4: Existing Del Rey Community Plan Land Use Diagram



11/4/2024 G:\Fresno County of-1397\139724001-Community Plans Update\400 G\5\Map\FresnoCounty Community Plans Update\FresnoCounty Community Plans Update.aprx

# EXHIBIT 1

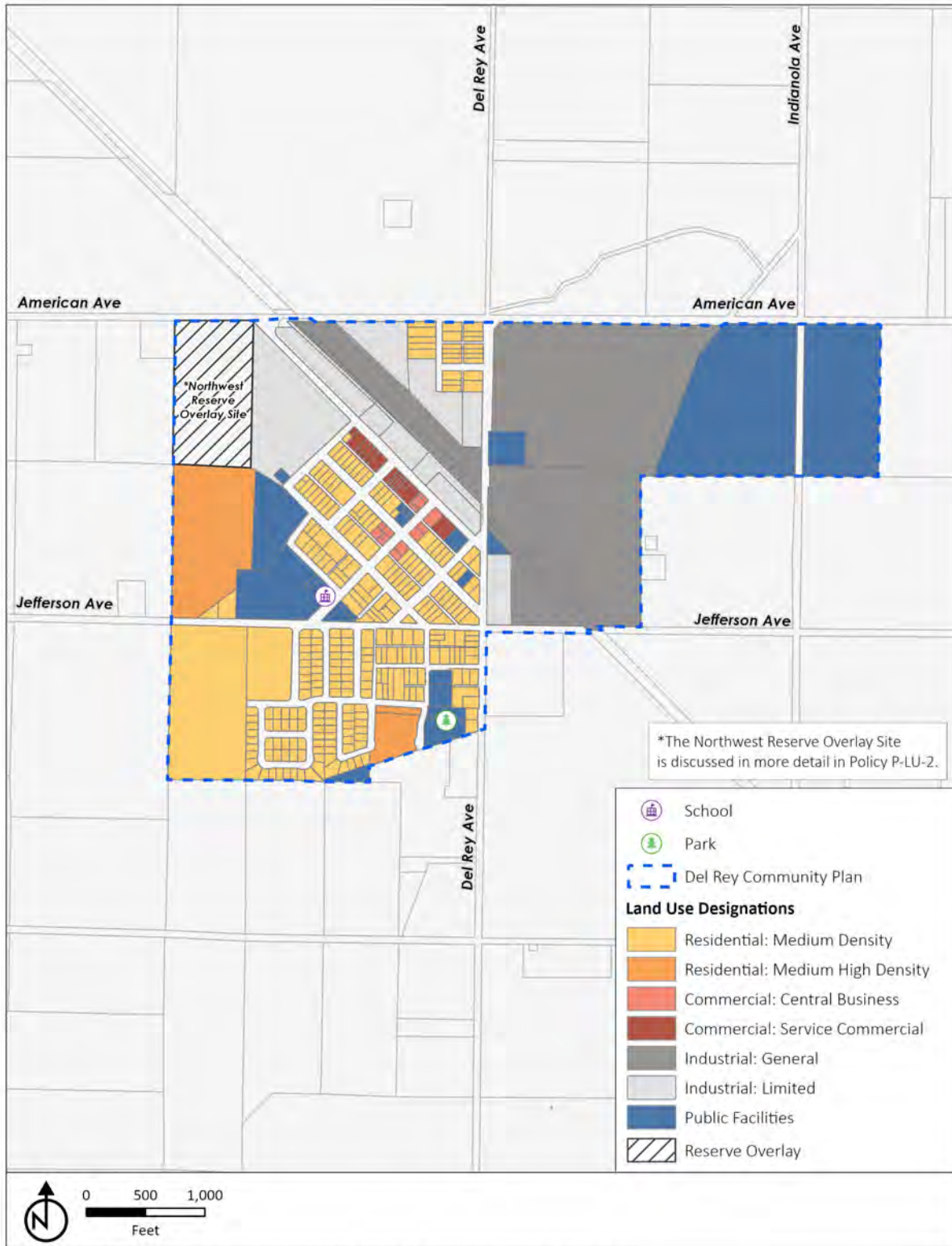
Figure 2-5: Proposed Del Rey Community Plan Land Use Changes



12/27/2024 G:\Fresno County of 1397\139724001-Community Plans Update\400 GIS\Map\Fresno County Community Plans Update\Fresno County Community Plans Update.aprx

# EXHIBIT 1

Figure 2-6: Del Rey Community Plan Land Use Diagram



A:\11\2025 G:\Fresno County\01197\120724001-Community Plans Update\400 GIS\Map\FresnoCounty\_Community\_Plans\_Update\FresnoCounty\_Community\_Plans\_Update.aprx

## 3 IMPACT EVALUATION

### 3.1 SCOPE OF EVALUATION

As described in [Chapter 2 Project Description](#), the proposed updates to the Biola and Del Rey Community Plans would make minor modifications to the boundaries for each Community Plan area and amend some land use designations within each boundary. To evaluate whether these proposed updates would require additional analysis, a comparative impact checklist was prepared for each Community Plan update as they relate to the 2024 Fresno County General Plan PEIR. The Biola Comparative Impact Checklist and Del Rey Comparative Impact Checklist are included as [Attachment A](#) and include the full range of questions as presented in the current version of Appendix G of the CEQA Guidelines.

The columns of the checklists have been modified from Appendix G to help answer required questions pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental resource category, but rather that there is no change in the condition or status of the impact as analyzed and addressed in the PEIR. For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the Project were adequately addressed in the PEIR, and the conclusions about environmental impact significance from the previous PEIR still apply. A “yes” answer indicates a change in circumstance that warrants additional discussion to determine if the impact of the Project results in a new or more significant impact not previously addressed in the PEIR. The purpose of each column of the checklist is described in [Section 3.2](#) below.

Only those resource categories resulting in a “yes” are discussed further in [Section 3.3](#) with the scope of evaluation completed under this Addendum being limited to comparing the circumstances and potential impacts resulting from the Project with the circumstances and impacts discussed as part of the 2024 Fresno County General Plan PEIR.

### 3.2 EXPLANATION OF EVALUATION CATEGORIES

The purpose of the columns included in the Comparative Impact Checklists, as included in [Attachment A](#) and [Section 3.3](#), are as follows:

#### **Where Impact was Analyzed in Previous Analysis**

This column provides a cross-reference to the Draft and Final version of the PEIR (DEIR and FEIR) where information and analysis may be found relative to the environmental resource listed.

#### **Level of Significance**

This column provides the level of significance based on analysis of the 2024 Fresno County General Plan buildout as contained in the PEIR.

#### **Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis**

This column identifies the goals, policies, and mitigation measures (MM) that were identified through the PEIR to reduce the potential for impacts to occur as a result of the buildout of the 2024 Fresno County General Plan relative to the environmental resource listed.

#### **New or More Significant Impacts?**

Pursuant to Section 15162(a)(2), this column indicates whether there are substantial changes in circumstances under which the Project is undertaken that have occurred subsequent to the certification of the PEIR that would result in the current Project having new significant environmental impacts that were not considered in the prior document or having substantial increases in the severity of previously identified significant impacts.



“New” includes things that were previously found to have a no impact designation or a less than significant designation, but now, in consideration of what the Project proposes, could result in significant impacts to the environment if not mitigated. A “more significant” impact is one that was previously identified with a “Less than Significant with Mitigation Incorporated” designation, or a “Significant and Unavoidable” designation, with the significance or scope of the impact increasing significantly further as a result of the Project.

#### **New Information Requiring Additional Analysis?**

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. If the new information shows that any of the following conditions are met, the question would be answered “yes”, requiring the preparation of a subsequent EIR or supplement to the EIR: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or, (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

However, if the additional analyses completed as part of this comparative evaluation indicate that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered “no” and no additional EIR documentation (subsequent EIR or supplement to the EIR) would be required.

#### **Do Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?**

This column indicates whether the PEIR and adopted CEQA Findings provide mitigation measures to address effects in the related impact category. A “yes” response will be provided in this instance. If “Not Applicable” is indicated, this evaluation concludes that there was no impact, or the impact was less than significant and, therefore, no mitigation measures are needed. Should the previous analysis and mitigation address and/or resolve the potential impacts of the proposed Project, no further environmental analysis is warranted.

### **3.3 COMPARITIVE IMPACT CHECKLIST DISCUSSION**

As noted in [Section 3.1](#), only those resource categories resulting in a “yes” answer on the comparative impact checklists included as [Attachment A](#) are discussed below. Only the Agricultural and Foresty Resources category warranted further discussion to determine if the impact of the Project results in a new or more significant impact not previously addressed in the 2024 Fresno County General Plan PEIR. As indicated above in [Section 3.1](#), resource categories with a “no” answer indicate that there is no change in the condition or status of the impact as analyzed and addressed in the PEIR, as identified on the comparative impact checklists included as [Attachment A](#). For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the Project were adequately addressed in the PEIR, and the conclusions about environmental impact significance from the previous PEIR still apply. Therefore, no additional analysis was warranted.

## 3.3.1 AGRICULTURAL AND FORESTRY RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation Measures that Reduce the Impact Identified in Previous Analysis <sup>1</sup>	New or More Significant Impact?	New Information Requiring Additional Analysis?	Do Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	DEIR: Impact AG-1, pgs. 4.2-10 to 4.2-11; Impact LU-2, pgs. 4.11-13 to 4.11-21 FEIR: Pgs. 589-590, Revisions to Policy LU-A.23	Significant and Unavoidable	Policy LU-A.23 (MM) Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2 Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7	Yes	Yes	Yes, impacts remain significant and unavoidable
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	DEIR: Impact AG-2, pgs. 4.2-12 to 4.2-13; Impact LU-2, pgs. 4.11-13 to 4.11-21	Significant and Unavoidable	No mitigation feasible. Policy LU-A.1 Policy LU-A.16 Policy LU-A.17	Yes	Yes	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant
d) Result in the loss of forest land or conversion of forest land to non-forest use?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation Measures that Reduce the Impact Identified in Previous Analysis <sup>1</sup>	New or More Significant Impact?	New Information Requiring Additional Analysis?	Do Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	DEIR: Impact AG-1, pgs. 4.2-10 to 4.2-11; Impact LU-2, pgs. 4.11-13 to 4.11-21  FEIR: Pgs. 589-590, Revisions to Policy LU-A.23	Significant and Unavoidable	Policy LU-A.23 (MM) Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2 Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7	No	No	Yes, impacts remain significant and unavoidable

<sup>1</sup> Policies noted with an (MM) are identified in the PEIR as mitigation measures.

### 3.3.1.1 IMPACT ASSESSMENT

- a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Impact AG-1 of the PEIR evaluated potential effects of the 2024 Fresno County General Plan regarding the conversion of Prime Farmland, Unique, Farmland, or Farmland of Statewide Importance and determined the impact to be significant and unavoidable. The PEIR acknowledged that full buildout of the 2024 Fresno County General Plan could result in a loss of agricultural lands, including those mapped as Prime Farmland, Unique, Farmland, or Farmland of Statewide Importance. General Plan policies as listed in the above table were identified in the PEIR analysis, including General Plan Policies LU-A.23 and LU-A.24 which serve as mitigation measures, that would reduce the impact. Additional General Plan policies, including Policies LU-A.1, LU-A.2, LU-A.12, LU-A.13, OS-B.1, OS-B.6, and OS-B.7 were also cited as policies that would further reduce the impact; however, it was concluded that the impact would remain significant and unavoidable.

The Biola Community Plan update would add four parcels totaling approximately 13.5 acres to the Biola Community Plan boundary and amend the planned use designation of these parcels from Agriculture to Public Facilities (APNs 016-020-15ST, 016-020-13ST [portion], and 016-300-28ST) and Industrial: Limited (APN 016-300-21S), as shown in [Figure 2-2](#). All four parcels consist of land designated as Prime Farmland as well as land designated as Urban and Built-Up Land; approximately 4 acres of the 13.5 total acres consist of Prime Farmland.

The Del Rey Community Plan update would add approximately 40.8 total acres to the Del Rey Community Plan boundary and amend the planned land use designation of two parcels totaling 37.5 acres from Agriculture to Service Commercial (a portion of APN 350-080-04), Residential: Medium High Density (a portion of APN 350-080-04), Residential: Medium Density (a portion of APN 350-080-04), and Public Facilities (APN 350-230-03T), as shown in [Figure 2-5](#). The remainder of the expansion area is existing road right-of-way. The two parcels consist of both Prime Farmland and Farmland of Statewide Importance.

As discussed in the PEIR, there are approximately 1,162,708 acres of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the County, accounting for about 54% of the total acreage. The combined conversion acres of Prime Farmland and Farmland of Statewide Importance between both the Biola Community Plan and Del Rey Community would be approximately 41.5 acres. This would not be a new significant impact nor would impacts be substantially more severe than the significant impacts previously identified and addressed through the 2024 Fresno County General Plan policies noted above. Therefore, the conclusions and findings of the PEIR remain valid, and no further analysis is required. Further, as an informational note, of the 1,162,708 acres of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the County, this would represent a conversion of just under 0.004% of such lands in the County.

**b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Impact AG-2 of the PEIR evaluated potential conflicts of the 2024 Fresno County General Plan with existing zoning for agricultural use or with a Williamson Act contract and determined the impact to be significant and unavoidable. General Plan policies as listed in the above table were identified in the PEIR analysis, including General Plan Policies LU-A.1, LU-A.16, and LU-A.17, that would reduce the impact; however, it was concluded that the impact would remain significant and unavoidable.

The Biola Community Plan update would add four parcels totaling approximately 13.5 acres to the Biola Community Plan boundary and would amend the planned land use designation of these parcels from Agriculture to Public Facilities (APNs 016-020-15ST, 016-020-13ST [portion], and 016-300-28ST) and Industrial: Limited (APN 016-300-21S). The Del Rey Community Plan update would add two parcels totaling approximately 37.5 acres to the Del Rey Community Plan boundary and would amend the planned land use designation of these parcels from Agriculture to Service Commercial (a portion of APN 350-080-04), Residential: Medium Density (a portion of APN 350-080-04), and Public Facilities (APN 350-230-03T). None of the six parcels are currently under a Williamson Act contract; however, rezoning of the parcels would ultimately occur to align with the amended land use designations.

As discussed in the PEIR, rezoning of land for consistency with land use designations was anticipated and evaluated as part of the analysis, including the rezoning of land from an agricultural zone district to a zone district to allow for non-agricultural uses. The additions to the Biola Community Plan and the Del Rey Community Plan boundaries would result in the eventual rezoning of approximately 42.8 acres from an agricultural zone district to a non-agricultural zone. However, the rezoning would be limited to only those properties located within the Biola Community Plan and Del Rey Community Plan boundaries for consistency with the land use designations. No additional land beyond the boundaries would be rezoned. As such, no new significant impacts or substantially more severe impacts would occur from those previously identified and addressed through the 2024 Fresno County General Plan policies noted above. Therefore, the conclusions and findings of the PEIR remain valid, and no further analysis is required.

**3.3.1.2 MITIGATION MEASURES**

2024 Fresno County General Plan Policies LU-A.23 and LU-A.24 were cited as mitigation measures in the PEIR for Impact AG-1, identified under impact discussion (a) above. Several additional General Plan policies were also cited to reduce both Impacts AG-1 and AG-2, identified under impact discussions (a) and (b) above, including Policies LU-A.1, LU-A.2, LU-A.12, LU-A.13, LU-A.16, LU-A.17, OS-B.1, OS-B.6, and OS-B.7.

## 4 DETERMINATION

As discussed in Chapters 1 through 3 above, this Addendum to the PEIR (State Clearinghouse No. 201803106), certified by the County of Fresno on February 20, 2024, supports the conclusion that the Biola and Del Rey Community Plan updates constitute only minor changes to the 2024 Fresno County General Plan previously evaluated and that no further environmental analysis is required. This determination is appropriate because only minor changes or additions to said PEIR are needed to consider the modifications proposed under the Community Plan updates, and these changes or additions do not require preparation of a subsequent EIR for the reasons set forth below. The reasons set forth correspond to items 1 through 3 as enumerated in [Section 1.3 CEQA Addendum Regulations](#) and pursuant to Section 15162(a) of the CEQA Guidelines.

(1) The updates to the Biola and Del Rey Community Plans would not result in the major revision of the PEIR due to the involvement of a new significant environmental impact or substantial increase in the severity of previously identified significant impacts. The impacts identified to agricultural resources, as identified in [Section 3.3.1 Agricultural and Forestry Resources](#), would be no more substantial than the impacts to these resources as previously analyzed in the PEIR. All mitigation identified within the PEIR shall apply to the proposed Biola and Del Rey Community Plan updates.

(2) The circumstances under which the update to the Project will be undertaken have not substantially changed from those described in the PEIR, and therefore major revisions of the PEIR are not required due to involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts.

(3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified as complete.

(A) The Project will not result in any new significant impacts beyond those evaluated in the PEIR.

(B) The Project will not result in any impacts that would be substantially more severe than those evaluated in the PEIR.

(C) There were no mitigation measures or alternatives found by the PEIR to be infeasible that would in fact be feasible that would substantially reduce one or more significant impacts of resulting from the Project.

(D) There are no mitigation measures or alternatives which are considerably different from those analyzed in the PEIR that would substantially reduce one or more significant impacts on the environment that the County declines to adopt for the Project.

Based upon the statements above, and in conjunction with the evaluation further discussed in [Chapter 3](#), none of the conditions described in Section 15162(a) calling for the preparation of a subsequent EIR have occurred.

Pursuant to the provisions of CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (CEQA Guidelines; California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.) and specifically Section 15164 regarding preparation of addendums to an environmental impact report or negative declaration, the County of Fresno has determined that the Biola and Del Rey Community Plan updates constitute a minor change to the 2024 Fresno County General Plan previously evaluated and that none of the conditions described in Section 15162 of the Guidelines would require the preparation of a subsequent EIR.

**Attachment A:**  
Biola Comparative Impact Checklist and  
Del Rey Comparative Impact Checklist

# 1 BIOLA COMPARATIVE EVALUATION CHECKLIST

## 1.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Do Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Have substantial adverse effect on a scenic vista?	DEIR: Impact AES-1, pgs. 4.1-17 to 4.1-18	Less than Significant	No mitigation required. Goal OS-K Policy OS-K.1 Policy OS-K.2 Policy OS-K.3 Policy OS-K.4	No	No	Yes, impacts remain less than significant.
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	DEIR: Impact AES-2, pg. 4.1-19	Less than Significant	No mitigation required. Goal OS-L Policy OS-L.3 Policy OS-L.6 Policy OS-L.9	No	No	Yes, impacts remain less than significant.
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	DEIR: Impact AES-3, pgs. 4.1-20 to 4.1-22	Less than Significant	No mitigation required. Policy OS-L.4 Policy LU-B.11 Policy OS-K.1 Policy OS-K.2 Policy OS-K.3 Policy OS-K.4	No	No	Yes, impacts remain less than significant.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	DEIR: Impact AES-4, ph. 4.1-22 to 4.1-23	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

## 1.2 AGRICULTURAL AND FORESTRY RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	DEIR: Impact AG-1, pgs. 4.2-10 to 4.2-11; Impact LU-2, pgs. 4.11-13 to 4.11-21 FEIR: Pgs. 589-590, Revisions to Policy LU-A.23	Significant and Unavoidable.	Policy LU-A.23 (MM) Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2 Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7	Yes	Yes	Yes, impacts remain significant and unavoidable.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	DEIR: Impact AG-2, pgs. 4.2-12 to 4.2-13; Impact LU-2, pgs. 4.11-13 to 4.11-21	Significant and Unavoidable.	No mitigation feasible. Policy LU-A.1 Policy LU-A.16 Policy LU-A.17	Yes	Yes	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant.
d) Result in the loss of forest land or conversion of forest land to non-forest use?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant.
e) Involve other changes in the existing environment	DEIR: Impact AG-1, pgs. 4.2-10 to	Significant and Unavoidable.	Policy LU-A.23 (MM)	Yes	Yes	Yes, impacts remain



# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	4.2-11; Impact LU-2, pgs. 4.11-13 to 4.11-21  FEIR: Pgs. 589-590, Revisions to Policy LU-A.23		Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2 Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7			significant and unavoidable.

## 1.3 AIR QUALITY

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Conflict with or obstruct implementation of the applicable air quality plan?	DEIR: Impact AQ-1, pgs. 4.3-17 to 4.3-19  FEIR: Pgs. 590-591, revisions to Policy OS- G.12 and AQ- 2	Significant and Unavoidable.	Policy OS-G.12 (MM) Policy OS-G.13 (MM) Policy TR-A.14 Policy OS-G.1 Policy OS-G.2	No	No	Any impacts would not be more significant than previously identified.
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	DEIR: Impact AQ-2, pgs. 4.3-19 to 4.3.21  FEIR: Pgs. 590-591, revisions to Policy OS- G.12 and AQ- 2	Significant and Unavoidable	Policy OS-G.12 (MM) Policy OS-G.13 (MM) Policy EJ-A.2 Policy EJ-A.3 Policy LU-H.7 Policy HS-A.7 Policy OS-G.1 through OS-G.15	No	No	Any impacts would not be more significant than previously identified.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum Attachment A  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
c) Expose sensitive receptors to substantial pollutant concentrations?	DEIR: Impact AQ-3, pgs. 4.3-22 to 4.3-26  FEIR: Pgs. 592-594, revisions to Mitigation Measure AQ- 3	Significant and Unavoidable	Policy EJ-A.15 (MM) Policy OS-G.14 (MM) Policy EJ-A.5	No	No	Any impacts would not be more significant than previously identified.
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	DEIR: Impact AQ-4, pg. 4.3-26  FEIR: Pgs. 595, revisions to Mitigation Measure AQ- 4	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

## 1.4 BIOLOGICAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S.	DEIR: Impact BIO-1, pgs. 4.4-24 to 4.4-26  FEIR: Pgs. 595-596, revisions to Policy OS- E.19	Less than Significant with Mitigation Incorporated	Policy OS-E.19 (MM) Goal OS-D Goal OS-E Goal OS-F Policy OS-E.6 Policy OS-E.1 Policy OS-E.3 Policy OS-E.9 Policy OS-F.4 Policy OS-F.10 Policy OS-F.11	No	No	Yes, impacts remain less than significant with mitigation incorporated.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
Fish and Wildlife Service?						
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	DEIR: Impact BIO-2, pg. 4.4-26	Less than Significant	No mitigation required. Goal OS-D Policy OS-D.1 Policy OS-D.2 Policy OS-D.4 Policy OS-D.6	No	No	Yes, impacts remain less than significant.
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	DEIR: Impact BIO-2, pg. 4.4-26	Less than Significant	No mitigation required. Goal OS-D Policy OS-D.1 Policy OS-D.2 Policy OS-D.4 Policy OS-D.6	No	No	Yes, impacts remain less than significant.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	DEIR: Impact BIO-3, pg. 4.4-27	Less than Significant	No mitigation required. Policy OS-D.4 Policy OS-D.6 Policy OS-D.5 Policy OS-E.3 Policy OS-E.13 Policy OS-E.6 Policy OS-E.14 Policy OS-E.15	No	No	Yes, impacts remain less than significant.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	DEIR: Impact BIO-4, pg. 4.4-28	Less than Significant	No mitigation required. Policy OS-A.20 Policy OS-F.4	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	DEIR: Impact BIO-5, pgs. 4.4-28 to 4.4-29	Less than Significant	No mitigation required. Goal OS-E Policy OS-E.1 Policy OS-E.3 Policy OS-E.5 Policy OS-E.12 Policy OS-E.13	No	No	Yes, impacts remain less than significant.

## 1.5 CULTURAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	DEIR: Impact CR-1, pgs. 4.5-13 to 4.5-15	Significant and Unavoidable	Policy OS-J.2 (MM) Policy ED-A.7 Policy LU-D.2 Policy OS-J.1 Policy OS-J.3 Policy OS-J.4 Policy OS-J.7 Policy OS-J.10	No	No	Any impacts would not be more significant than previously identified.
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	DEIR: Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	Policy OS-J.4. (MM) Goal OS-J Policies OS-J.1 through OS-J.7	No	No	Any impacts would not be more significant than previously identified.
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	DEIR: Impact CR-3, pg. 4.5-16	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

**1.6 ENERGY**

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	DEIR: Impact E-1, pgs. 4.6-10 to 4.6-15	Less than Significant	No mitigation required. Goal HS-G Policy HS-G.1 Policy HS-G.4 Policy LU-H.7 Policy PF-F.11 Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Policy TR-B.1 Policy TR-B.2 Policy TR-B.3 Policy TR-B.6 Policy TR-B.7 Policy TR-C.3 Policy TR-D.4 Policy TR-D.8 Policy TR-E.5 Policy OS-G.1 Policy OS-G.2 Policy OS-G.6 Policy OS-G.7 Policy OS-G.8 Policy OS-G.9 Policy OS-G.10	No	No	Yes, impacts remain less than significant.
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	DEIR: Impact E-2, pgs. 4.6-15 to 4.6-17	No impact	No mitigation required.	No	No	Not applicable

## 1.7 GEOLOGY AND SOILS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.3 Policy HS-D.7 Policy HS-D.10	No	No	Yes, impacts remain less than significant.
ii) Strong seismic ground shaking?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy LU-F.A	No	No	Yes, impacts remain less than significant.
iii) Seismic-related ground failure, including liquefaction?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.12	No	No	Yes, impacts remain less than significant.
iv) Landslides?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.10 Policy HS-D.11 Policy LU-B.12 Policy HS-D.6 Policy HS-D.7 Policy HS-D.8	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum **Attachment A**  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
			Policy HS-D.9			
b) Result in substantial soil erosion or the loss of topsoil?	DEIR: Impact HWQ-1, pgs. 4.10-7 to 4.10-9: Impact HWQ-3, pgs. 4.10-11 to 4.10-12; Impact GEO-2, pgs. 4.7-16 to 4.7-17	Less than Significant	No mitigation required. Policy LU-A.19 Policy HS-D.8	No	No	Yes, impacts remain less than significant.
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.10 Policy HS-D.11 Policy LU-B.12 Policy HS-D.6 Policy HS-D.7 Policy HS-D.8 Policy HS-D.9	No	No	Yes, impacts remain less than significant.
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial direct or indirect risks to life or property?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16; Impact GEO-3, pgs. 4.7-17 to 4.7-18	Less than Significant	No mitigation required. Policy HS-D.7	No	No	Yes, impacts remain less than significant.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	DEIR: Impact GEO-4, pgs. 4.7-18 to 4.7-19	Less than Significant	No mitigation required. Policy PF-D.4 Policy PF-D.6	No	No	Yes, impacts remain less than significant.
f) Directly or indirectly destroy a unique paleontological	DEIR:	Significant and Unavoidable	No feasible mitigation. Goal OS-J	No	No	Mitigation was originally found to be infeasible,

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
resource or site or unique geological feature?	Impact GEO-5, pgs. 4.7-19 to 4.7-20		Policy OS-J.4			however impacts would remain significant and unavoidable.

## 1.8 GREENHOUSE GAS EMISSIONS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	DEIR: Impact GHG-1, pgs. 4.8-16 to 4.8-18  FEIR: Pg. 596, revisions to Mitigation Measure GHG-1 and GHG-2	Significant and Unavoidable	Policy HS-H.10 (MM) Policy HS-H.11 (MM)	No	No	Any impacts would not be more significant than previously identified.
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	DEIR: Impact GHG-2, pgs. 4.8-18 to 4.8-21	Less than Significant	No mitigation required. Policy HS-D.4 Policy TR-A.22 Policy LU-F.1 Policy LU-F.3 Policy OS-G.3	No	No	Yes, impacts remain less than significant.



**1.9 HAZARDS AND HAZARDOUS MATERIALS**

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	DEIR: Impact HAZ-1, pgs. 4.9-17 to 4.9-19	Less than Significant.	No mitigation required. Goal HS-F	No	No	Yes, impacts remain less than significant.
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	DEIR: Impact HAZ-1, pgs. 4.9-17 to 4.9-19	Less than Significant.	No mitigation required. Goal HS-F	No	No	Yes, impacts remain less than significant.
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	DEIR: Impact HAZ-2, pg. 4.9-20	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less than significant.
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	DEIR: Impact HAZ-3, pg. 4.9-21	Less than Significant.	No mitigation required. Policy HS-F.6	No	No	Yes, impacts remain less than significant.
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or	DEIR: Impact HAZ-4, pg. 4.9-22	Less than Significant.	No mitigation required. Goal HS-E Policy HS-E.2 Policy HS-E.3	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
working in the project area?						
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	DEIR: Impact HAZ-5, pg. 4.9-23	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less than significant.
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-21; Impact WFR-4, pgs. 4.18-21 to 4.18-22	Significant and Unavoidable.	No feasible mitigation. Policy HS-B.4 Policy HS-B.6 Goal HS-B Policy HS-B.1 Policy HS-B.2 Policy HS-B.3 Policy HS-B.5 Policy HS-B.10 Policy HS-B.11 Policy HS-B.12 Policy HS-B.13 Policy HS-B.14 Policy HS-B.17 Policy HS-B.18 Policy HS-B.21 Policy HS-B.22 Policy HS-B.23 Policy HS-B.25 Policy HS-B.26 Policy HS-B.27 Policy HS-B.28 Policy HS-B.29	No	No	Mitigation was originally found to be infeasible. The Project area is not one that is susceptible to wildland fire, however any potential for impacts was already deemed significant and unavoidable.

## 1.10 HYDROLOGY AND WATER QUALITY

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Violate any water quality standards or waste discharge	DEIR: Impact HWQ-1, pgs.	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum **Attachment A**  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
requirements or otherwise substantially degrade surface or ground water quality?	4.10-7 to 4.10-9		Policy OS-A.24 Goal LU-C Goal OS-A Goal PF-C Goal PF-D Goal OS-D Goal OS-E Goal HS-F			than significant.
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	DEIR: Impact HWQ-2, pgs. 4.10-9 to 4.10-11	Less than Significant.	No mitigation required. Policy PF-A.4 Policy PF-C.7 Policy PF-C.6 Policy PF-C.23 Policy LU-F.4 Policy LU-F.14 Policy LU-G.4 Policy LU-F.4 Policy OS-A.2 Policy OS-A.5 Policy OS-A.6 Policy OS-A.7 Policy OS-A.11 Policy OS-A.14	No	No	Yes, impacts remain less than significant.
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:						
i) result in substantial erosion or siltation on- or off-site;	DEIR: Impact HWQ-1, pgs. 4.10-7 to 4.10-9: Impact HWQ-3, pgs. 4.10-11 to 4.10-12; Impact GEO-	Less than Significant.	No mitigation required. Policy OS-A.24 Policy HS-D.9 Goal PF-E Policy PF-E.4 Policy PF-E.11 Policy PF-E.13 Policy PF-E.16 Policy PF-E.20	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum **Attachment A**  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
	2, pgs. 4.7-16 to 4.7-17					
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	DEIR: Impact HWQ-4, pgs. 4.10-13 to 4.10-14	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E Policy HS-D.9 Policy OS-A.21	No	No	Yes, impacts remain less than significant.
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	DEIR: Impact HWQ-4, pgs. 4.10-13 to 4.10-14	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E Policy HS-D.9 Policy OS-A.21	No	No	Yes, impacts remain less than significant.
iv) impede or redirect flood flows?	DEIR: Impact HWQ-4, pgs. 4.10-13 to 4.10-14	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E Policy HS-D.9 Policy OS-A.21	No	No	Yes, impacts remain less than significant.
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	DEIR: Impact HWQ-5, pgs. 4.10-14 to 4.10-15	Less than Significant.	No mitigation required. Goal PF-E Policy PF-E.1 Policy PF-E.12 Policy PF-E.9 Policy PF-E.20 Policy HS-C.2 Policy HS-C.9 Policy HS-C.10 Policy HS-C.11 Policy HS-C.12 Policy HS-C.16 Policy HS-C.20	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	DEIR: Impact HWQ-2, pgs. 4.10-9 to 4.10-11	Less than Significant.	No mitigation required. Policy PF-A.4 Policy PF-C.7 Policy PF-C.6 Policy PF-C.23 Policy LU-F.4 Policy LU-F.14 Policy LU-G.4 Policy LU-F.4 Policy OS-A.2 Policy OS-A.5 Policy OS-A.6 Policy OS-A.7 Policy OS-A.11 Policy OS-A.14	No	No	Yes, impacts remain less than significant.

## 1.11 LAND USE AND PLANNING

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Physically divide an established community?	DEIR: Impact LU-1, pgs. 4.11-11 to 4.11-13	Less than Significant.	No mitigation required. Goal LU-F Policy LU-F.1 Policy LU-F.2 Policy LU-F.3 Policy LU-F.4 Policy LU-F.14 Policy TR-A.14 Policy TR-A.23 Policy TR-A.24	No	No	Yes, impacts remain less than significant.
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the	DEIR: Impact LU-2, pgs. 4.11-13 to 4.11-21	Less than Significant.	No mitigation required. Goal LU-A Policy LU-A.1 Policy LU-A.2 Policy LU-A.7	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum Attachment A  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
purpose of avoiding or mitigating an environmental effect?			Policy LU-A.12 Policy LU-A.13 Policy LU-A.16 Policy LU-A.17 Goal LU-B Goal LU-C Goal LU-D Goal LU-E Goal LU-F Policy LU-F.4 Policy LU-F.8 Goal LU-G Policy LU-G.4 Policy LU-G.6 Goal TR-A Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.2 Policy TR-B.3 Policy TR-B.6 Goal TR-D Policy TR-D.1 Policy TR-D.8 Goal TR-E Policy TR-E.5 Goal OS-D Goal OS-E			

## 1.12 MINERAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Result in the loss of availability of a known mineral resource that would be of value to	DEIR: Section 4.19.1 (Effects Found Not	No impact.	None required.	No	No	Not applicable

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
the region and the residents of the state?	to Be Significant), pg. 4.19-1					
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	DEIR: Section 4.19.1 (Effects Found Not to Be Significant), pg. 4.19-1	No impact.	None required.	No	No	Not applicable

## 1.13 NOISE

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	DEIR: Impact N-1, pgs. 4.12-28 to 4-12.29; Impact N-2, pgs. 4.12-30 to 4.12-34	Less than Significant.	No mitigation required. Policies HS-H.1 through HS-H.9 Policy ED-B.14 Policy LU-F.3 Policy LU-F.8 Policy TR-A.14 Policy TR-A.23 Policy TR-A.24 Policy TR-B.1 Policies TR-B.1 through TR-B.7 Policy TR-C.3 Policy TR-D.8 Policy TR-E.1 Policy TR-E.5 Policy TR-E.6 Policy EJ-A.1	No	No	Yes, impacts remain less than significant.
b) Generation of excessive ground borne vibration or	DEIR:	Less than Significant.	Policy HS-H.12 (MM) Policy HS-H.6	No	No	Yes, impacts remain less than significant.



# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
ground borne noise levels?	Impact N-3, pgs. 4.12-35 to 4.12-36  FEIR: Pgs. 596-597, revisions to Mitigation Measure N-1		Policy LU-F.30 Policy EJ-A.1			
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	DEIR: Impact N-4, pg. 4.12-37	Less than Significant.	No mitigation required. Policy HS-H.9 Policy HS-H.3	No	No	Yes, impacts remain less than significant.

## 1.14 POPULATION AND HOUSING

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	DEIR: Impact PH-1, pgs. 4.13-10 to 4.13-11	Less than Significant.	No mitigation required. Policies LU-A.1 through LU-A.22 Policies LU-B.1 through LU-B.14 Policies LU-C.1 through LU-C.12 Policies LU-D.1 through LU-D.4	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
			Policies LU-E.1 through LU-E.24 Policies LU-F.1 through LU-F.11			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	DEIR: Impact PH-2, pg. 4.13-12	Less than Significant.	No mitigation required. Policy LU-F.5 Policy LU-H.1 Policy LU-H.4 Policy LU-G.A.	No	No	Yes, impacts remain less than significant.

## 1.15 PUBLIC SERVICES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
i) Fire protection?	DEIR: Impact PS-1, pgs. 4.14-16 to 4.14-17	Less than Significant.	No mitigation required. Goal PF-H Policy PF-H.2	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
			Policy PF-H.7 Policy PF-H.8 Policy LU-A.1			
ii) Police protection?	DEIR: Impact PS-2, pgs. 4.14-18 to 4.14-19	Less than Significant.	No mitigation required. Goal PF-G Policies PF-G.2 through PF-G.6 Policy LU-A.1	No	No	Yes, impacts remain less than significant.
iii) Schools?	DEIR: Impact PS-3, pg. 4.14-19	Less than Significant.	No mitigation required. Policies PF-I.1 through PF-I.8	No	No	Yes, impacts remain less than significant.
iv) Parks?	DEIR: Impact PS-4, pg. 4.14-20	Less than Significant.	No mitigation required. Policy PF-I.9	No	No	Yes, impacts remain less than significant.
v) Other public facilities?	DEIR: Impact PS-5, pgs. 4.14-21 to 4.14-22	Less than Significant.	No mitigation required. Goal OS-H Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.

## 1.16 RECREATION

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	DEIR: Impact PS-5, pgs. 4.14-21 to 4.14-22	Less than Significant.	No mitigation required. Goal OS-H Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.
b) Does the project include recreational facilities or require the	DEIR:	Less than Significant.	No mitigation required. Goal OS-H	No	No	Yes, impacts remain less

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Impact PS-5, pgs. 4.14-21 to 4.14-22		Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E			than significant.

## 1.17 TRANSPORTATION

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	DEIR: Impact LU-1, pgs. 4.11-11 to 4.11-13; Impact LU-2, pgs. 4.11-13 to 4.11-21; Impact T-1, pgs. 4.15-12 to 4.15-15	Less than Significant.	No mitigation required. Goal TR-A Policy TR-A.7 Policy TR-A.8 Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.2 Policy TR-B.7 Goal TR-C Goal TR-D Policy TR-D.1 Policy TR-D.4 Policy TR-D.8 Goal TR-E Policy TR-E.5	No	No	Yes, impacts remain less than significant.
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	DEIR: Impact T-2, pgs. 4.15-15 to 4.15-20  FEIR: Pg. 597, revisions to Policy TR-A.25	Significant and Unavoidable.	Mitigation Measure T-1: VMT Policy Policy TR-A.25 (MM) Policy ED-B.14 Policy LU-F.3 Policy LU-F.8 Policy TR-A.14 Policy TR-A.23	No	No	Any impacts would not be more significant than previously identified.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
			Policy TR-A.24 Policies TR-B.2 through TR-B.7 Policy TR-C.3 Policy TR-D.8			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	DEIR: Impact T-3, pgs. 4.15-20 to 4.15-22	Less than Significant.	No mitigation required. Goal TR-A Policy TR-A.1 Policy TR-A.4 Policy TR-A.6 Policy TR-A.10 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.7	No	No	Yes, impacts remain less than significant.
d) Result in inadequate emergency access?	DEIR: Impact T-4, pgs. 4.15-23 to 4.15-24	Less than Significant.	No mitigation required. Goal TR-C Goal HS-A Policy HS-A.1 Policy HS-A.2 Policy HS-A.3 Policy HS-A.8 Policy HS-B.4 Policy HS-B.5	No	No	Yes, mitigation remains unnecessary.

## 1.18 TRIBAL CULTURAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined						

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum **Attachment A**  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k), or	DEIR: Impact TCR-1, pgs. 4.16-6 to 4.16-7; Impact CR-1, pgs. 4.5-13 to 4.5-15; Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	No feasible mitigation. Policies OS-J.1 through OS-J.6	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	DEIR: Impact TCR-1, pgs. 4.16-6 to 4.16-7; Impact CR-1, pgs. 4.5-13 to 4.5-15; Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	No feasible mitigation. Policies OS-J.1 through OS-J.6	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.

## 1.19 UTILITIES AND SERVICE SYSTEMS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	DEIR: Impact UTL-1, pgs. 4.17-15 to 4.17-21	Significant and Unavoidable	No feasible mitigation. Goal PF-A Policies PF-A.1 through PF-A.5 Goal PF-B Policy PF-B.1 Policy PF-B.3 Policy PF-B.4 Goal PF-D Policy PF-D.1 Policy PF-D.2 Policy PF-D.4 Policy PF-D.5 Policy PF-D.6 Policy PF-D.7 Goal PF-E Policy PF-E.1 Policy PF-E.4 Policy PF-E.6 Policy PF-E.7 Policy PF-E.8 Goal PF-J Policies PF-J.1 through PF-J.4	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	DEIR: Impact UTL-2, pgs. 4.17-21 to 4.17-24	Significant and Unavoidable	No feasible mitigation. Goal OS-A Policy OS-A.1 Policy OS-A.2 Policy OS-A.3 Policy OS-A.4 Policy OS-A.9 Policy OS-A.10	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the	DEIR: Impact UTL-3, pgs. 4.17-24 to 4.17-26	Significant and Unavoidable	No feasible mitigation.	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.



# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
provider's existing commitments?						
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	DEIR: Impact UTL-4, pgs. 4.17-26 to 4.17-29	Significant and Unavoidable	No feasible mitigation. Goal PF-F Policies PF-F.1 through PF-F.6 Policy PF-F.9 Policy PF-F.10 Policy PF-F.11 Policy PF-F.12	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable..
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	DEIR: Impact UTL-4, pgs. 4.17-26 to 4.17-29	Significant and Unavoidable	No feasible mitigation. Goal PF-F Policies PF-F.1 through PF-F.6 Policy PF-F.9 Policy PF-F.10 Policy PF-F.11 Policy PF-F.12	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.

## 1.20 WILDFIRE

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	DEIR: Impact WFR-1, pgs. 4.18-11 to 4.18-14	Less than Significant.	No mitigation required. Goal HS-A Policies HS-A.1 through HS-A.13 Goal HS-B Policy HS-B.6 Policy HS-B.7 Policy HS-B.8 Policy HS-B.9 Policy HS-B.19 Policy HS-B.20 Policy HS-B.24	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
			Policy HS-B.26 Policy HS-B.30 Policy HS-B.31			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-20	Significant and Unavoidable	No feasible mitigation. Policy HS-B.4 Policy HS-B.6 Goal HS-B Policy HS-B.1 Policy HS-B.2 Policy HS-B.3 Policy HS-B.5 Policy HS-B.10 Policy HS-B.11 Policy HS-B.12 Policy HS-B.13 Policy HS-B.14 Policy HS-B.17 Policy HS-B.18 Policy HS-B.21 Policy HS-B.22 Policy HS-B.23 Policy HS-B.25 Policy HS-B.26 Policy HS-B.27 Policy HS-B.28 Policy HS-B.29	No	No	Mitigation was originally found to be infeasible. The Project area is not one that is susceptible to wildland fire, however any potential for impacts was already deemed significant and unavoidable.
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	DEIR: Impact WFR-3, pgs. 4.18-20 to 4.18-21	Less than Significant.	No mitigation required. Policy HS-B.7	No	No	Yes, impacts remain less than significant.
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-20; Impact WFR-4, pgs. 4.18-21 to 4.18-22	Less than Significant.	No mitigation required. Policy HS-B.4	No	No	Yes, impacts remain less than significant.

## 2 DEL REY COMPARITIVE EVALUATION CHECKLIST

### 2.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Have substantial adverse effect on a scenic vista?	DEIR: Impact AES-1, pgs. 4.1-17 to 4.1-18	Less than Significant	No mitigation required. Goal OS-K Policy OS-K.1 Policy OS-K.2 Policy OS-K.3 Policy OS-K.4	No	No	Yes, impacts remain less than significant.
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	DEIR: Impact AES-2, pg. 4.1-19	Less than Significant	No mitigation required. Goal OS-L Policy OS-L.3 Policy OS-L.6 Policy OS-L.9	No	No	Yes, impacts remain less than significant.
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	DEIR: Impact AES-3, pgs. 4.1-20 to 4.1-22	Less than Significant	No mitigation required. Policy OS-L.4 Policy LU-B.11 Policy OS-K.1 Policy OS-K.2 Policy OS-K.3 Policy OS-K.4	No	No	Yes, impacts remain less than significant.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	DEIR: Impact AES-4, ph. 4.1-22 to 4.1-23	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

**2.2 AGRICULTURAL AND FORESTRY RESOURCES**

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	DEIR: Impact AG-1, pgs. 4.2-10 to 4.2-11; Impact LU-2, pgs. 4.11-13 to 4.11-21  FEIR: Pgs. 589-590, Revisions to Policy LU-A.23	Significant and Unavoidable.	Policy LU-A.23 (MM) Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2 Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7	Yes	Yes	Yes, impacts remain significant and unavoidable.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	DEIR: Impact AG-2, pgs. 4.2-12 to 4.2-13; Impact LU-2, pgs. 4.11-13 to 4.11-21	Significant and Unavoidable.	No mitigation feasible. Policy LU-A.1 Policy LU-A.16 Policy LU-A.17	Yes	Yes	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant.
d) Result in the loss of forest land or conversion of forest land to non-forest use?	DEIR: Impact AG-3, pgs. 4.2-13 to 4.2-14	Less than Significant	No mitigation required. Policy OS-B.7 Policy OS-B.9	No	No	Yes, impacts remain less than significant.
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of	DEIR: Impact AG-1, pgs. 4.2-10 to 4.2-11; Impact LU-2,	Significant and Unavoidable.	Policy LU-A.23 (MM) Policy LU-A.24 (MM) Policy LU-A.1 Policy LU-A.2	Yes	Yes	Yes, impacts remain significant and unavoidable.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
Farmland, to non-agricultural use or conversion of forest land to non-forest use?	pgs. 4.11-13 to 4.11-21  FEIR: Pgs. 589-590, Revisions to Policy LU-A.23		Policy LU-A.12 Policy LU-A.13 Policy OS-B.1 Policy OS-B.6 Policy OS-B.7			

## 2.3 AIR QUALITY

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Conflict with or obstruct implementation of the applicable air quality plan?	DEIR: Impact AQ-1, pgs. 4.3-17 to 4.3-19  FEIR: Pgs. 590-591, revisions to Policy OS-G.12 and AQ-2	Significant and Unavoidable.	Policy OS-G.12 (MM) Policy OS-G.13 (MM) Policy TR-A.14 Policy OS-G.1 Policy OS-G.2	No	No	Any impacts would not be more significant than previously identified.
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	DEIR: Impact AQ-2, pgs. 4.3-19 to 4.3.21  FEIR: Pgs. 590-591, revisions to Policy OS-G.12 and AQ-2	Significant and Unavoidable	Policy OS-G.12 (MM) Policy OS-G.13 (MM) Policy EJ-A.2 Policy EJ-A.3 Policy LU-H.7 Policy HS-A.7 Policy OS-G.1 through OS-G.15	No	No	Any impacts would not be more significant than previously identified.
c) Expose sensitive receptors to substantial	DEIR:	Significant and Unavoidable	Policy EJ-A.15 (MM)	No	No	Any impacts would not be more

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
pollutant concentrations?	Impact AQ-3, pgs. 4.3-22 to 4.3-26  FEIR: Pgs. 592-594, revisions to Mitigation Measure AQ-3		Policy OS-G.14(MM) Policy EJ-A.5			significant than previously identified.
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	DEIR: Impact AQ-4, pg. 4.3-26  FEIR: Pgs. 595, revisions to Mitigation Measure AQ-4	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

## 2.4 BIOLOGICAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S.	DEIR: Impact BIO-1, pgs. 4.4-24 to 4.4-26  FEIR: Pgs. 595-596, revisions to Policy OS-E.19	Less than Significant with Mitigation Incorporated	Policy OS-E.19 (MM) Goal OS-D Goal OS-E Goal OS-F Policy OS-E.6 Policy OS-E.1 Policy OS-E.3 Policy OS-E.9 Policy OS-F.4 Policy OS-F.10 Policy OS-F.11	No	No	Yes, impacts remain less than significant with mitigation incorporated.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum Attachment A  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
Fish and Wildlife Service?						
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	DEIR: Impact BIO-2, pg. 4.4-26	Less than Significant	No mitigation required. Goal OS-D Policy OS-D.1 Policy OS-D.2 Policy OS-D.4 Policy OS-D.6	No	No	Yes, impacts remain less than significant.
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	DEIR: Impact BIO-2, pg. 4.4-26	Less than Significant	No mitigation required. Goal OS-D Policy OS-D.1 Policy OS-D.2 Policy OS-D.4 Policy OS-D.6	No	No	Yes, impacts remain less than significant.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	DEIR: Impact BIO-3, pg. 4.4-27	Less than Significant	No mitigation required. Policy OS-D.4 Policy OS-D.6 Policy OS-D.5 Policy OS-E.3 Policy OS-E.13 Policy OS-E.6 Policy OS-E.14 Policy OS-E.15	No	No	Yes, impacts remain less than significant.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	DEIR: Impact BIO-4, pg. 4.4-28	Less than Significant	No mitigation required. Policy OS-A.20 Policy OS-F.4	No	No	Yes, impacts remain less than significant.



# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	DEIR: Impact BIO-5, pgs. 4.4-28 to 4.4-29	Less than Significant	No mitigation required. Goal OS-E Policy OS-E.1 Policy OS-E.3 Policy OS-E.5 Policy OS-E.12 Policy OS-E.13	No	No	Yes, impacts remain less than significant.

## 2.5 CULTURAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	DEIR: Impact CR-1, pgs. 4.5-13 to 4.5-15	Significant and Unavoidable	Policy OS-J.2 (MM) Policy ED-A.7 Policy LU-D.2 Policy OS-J.1 Policy OS-J.3 Policy OS-J.4 Policy OS-J.7 Policy OS-J.10	No	No	Any impacts would not be more significant than previously identified.
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	DEIR: Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	Policy OS-J.4 (MM) Goal OS-J Policies OS-J.1 through OS-J.7	No	No	Any impacts would not be more significant than previously identified.
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	DEIR: Impact CR-3, pg. 4.5-16	Less than Significant	None required.	No	No	Yes, impacts remain less than significant.

## 2.6 ENERGY

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	DEIR: Impact E-1, pgs. 4.6-10 to 4.6-15	Less than Significant	No mitigation required. Goal HS-G Policy HS-G.1 Policy HS-G.4 Policy LU-H.7 Policy PF-F.11 Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Policy TR-B.1 Policy TR-B.2 Policy TR-B.3 Policy TR-B.6 Policy TR-B.7 Policy TR-C.3 Policy TR-D.4 Policy TR-D.8 Policy TR-E.5 Policy OS-G.1 Policy OS-G.2 Policy OS-G.6 Policy OS-G.7 Policy OS-G.8 Policy OS-G.9 Policy OS-G.10	No	No	Yes, impacts remain less than significant.
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	DEIR: Impact E-2, pgs. 4.6-15 to 4.6-17	No impact	No mitigation required.	No	No	Not applicable

## 2.7 GEOLOGY AND SOILS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.3 Policy HS-D.7 Policy HS-D.10	No	No	Yes, impacts remain less than significant.
ii) Strong seismic ground shaking?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy LU-F.A	No	No	Yes, impacts remain less than significant.
iii) Seismic-related ground failure, including liquefaction?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.12	No	No	Yes, impacts remain less than significant.
iv) Landslides?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.10 Policy HS-D.11 Policy LU-B.12 Policy HS-D.6 Policy HS-D.7 Policy HS-D.8 Policy HS-D.9	No	No	Yes, impacts remain less than significant.
b) Result in substantial soil erosion or the loss of topsoil?	DEIR: Impact HWQ-1, pgs. 4.10-7 to 4.10-9:	Less than Significant	No mitigation required. Policy LU-A.19 Policy HS-D.8	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
	Impact HWQ-3, pgs. 4.10-11 to 4.10-12; Impact GEO-2, pgs. 4.7-16 to 4.7-17					
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16	Less than Significant	No mitigation required. Policy HS-D.10 Policy HS-D.11 Policy LU-B.12 Policy HS-D.6 Policy HS-D.7 Policy HS-D.8 Policy HS-D.9	No	No	Yes, impacts remain less than significant.
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial direct or indirect risks to life or property?	DEIR: Impact GEO-1, pgs. 4.7-14 to 4.7-16; Impact GEO-3, pgs. 4.7-17 to 4.7-18	Less than Significant	No mitigation required. Policy HS-D.7	No	No	Yes, impacts remain less than significant.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	DEIR: Impact GEO-4, pgs. 4.7-18 to 4.7-19	Less than Significant	No mitigation required. Policy PF-D.4 Policy PF-D.6	No	No	Yes, impacts remain less than significant.
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	DEIR: Impact GEO-5, pgs. 4.7-19 to 4.7-20	Significant and Unavoidable	No feasible mitigation. Goal OS-J Policy OS-J.4	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.

## 2.8 GREENHOUSE GAS EMISSIONS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	DEIR: Impact GHG-1, pgs. 4.8-16 to 4.8-18  FEIR: Pg. 596, revisions to Mitigation Measure GHG-1 and GHG-2	Significant and Unavoidable	Policy HS-H.10 (MM) Policy HS-H.11 (MM)	No	No	Any impacts would not be more significant than previously identified.
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	DEIR: Impact GHG-2, pgs. 4.8-18 to 4.8-21	Less than Significant	No mitigation required. Policy HS-D.4 Policy TR-A.22 Policy LU-F.1 Policy LU-F.3 Policy OS-G.3	No	No	Yes, impacts remain less than significant.

## 2.9 HAZARDS AND HAZARDOUS MATERIALS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	DEIR: Impact HAZ-1, pgs. 4.9-17 to 4.9-19	Less than Significant.	No mitigation required. Goal HS-F	No	No	Yes, impacts remain less than significant.
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset	DEIR: Impact HAZ-1, pgs. 4.9-17 to 4.9-19	Less than Significant.	No mitigation required. Goal HS-F	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum **Attachment A**  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
and accident conditions involving the release of hazardous materials into the environment?						
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	DEIR: Impact HAZ-2, pg. 4.9-20	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less than significant.
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	DEIR: Impact HAZ-3, pg. 4.9-21	Less than Significant.	No mitigation required. Policy HS-F.6	No	No	Yes, impacts remain less than significant.
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	DEIR: Impact HAZ-4, pg. 4.9-22	Less than Significant.	No mitigation required. Goal HS-E Policy HS-E.2 Policy HS-E.3	No	No	Yes, impacts remain less than significant.
f) Impair implementation of or physically interfere with an adopted emergency response plan or	DEIR: Impact HAZ-5, pg. 4.9-23	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less than significant.

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
emergency evacuation plan?						
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-21; Impact WFR-4, pgs. 4.18-21 to 4.18-22	Significant and Unavoidable.	No feasible mitigation. Policy HS-B.4 Policy HS-B.6 Goal HS-B Policy HS-B.1 Policy HS-B.2 Policy HS-B.3 Policy HS-B.5 Policy HS-B.10 Policy HS-B.11 Policy HS-B.12 Policy HS-B.13 Policy HS-B.14 Policy HS-B.17 Policy HS-B.18 Policy HS-B.21 Policy HS-B.22 Policy HS-B.23 Policy HS-B.25 Policy HS-B.26 Policy HS-B.27 Policy HS-B.28 Policy HS-B.29	No	No	Mitigation was originally found to be infeasible. The Project area is not one that is susceptible to wildland fire, however any potential for impacts was already deemed significant and unavoidable.

## 2.10 HYDROLOGY AND WATER QUALITY

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	DEIR: Impact HWQ-1, pgs. 4.10-7 to 4.10-9	Less than Significant.	No mitigation required. Policy OS-A.24 Goal LU-C Goal OS-A Goal PF-C Goal PF-D Goal OS-D Goal OS-E Goal HS-F	No	No	Yes, impacts remain less than significant.



# EXHIBIT 1

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	DEIR: Impact HWQ-2, pgs. 4.10-9 to 4.10-11	Less than Significant.	No mitigation required. Policy PF-A.4 Policy PF-C.7 Policy PF-C.6 Policy PF-C.23 Policy LU-F.4 Policy LU-F.14 Policy LU-G.4 Policy LU-F.4 Policy OS-A.2 Policy OS-A.5 Policy OS-A.6 Policy OS-A.7 Policy OS-A.11 Policy OS-A.14	No	No	Yes, impacts remain less than significant.
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:						
i) result in substantial erosion or siltation on- or off-site;	DEIR: Impact HWQ-1, pgs. 4.10-7 to 4.10-9; Impact HWQ-3, pgs. 4.10-11 to 4.10-12; Impact GEO-2, pgs. 4.7-16 to 4.7-17	Less than Significant.	No mitigation required. Policy OS-A.24 Policy HS-D.9 Goal PF-E Policy PF-E.4 Policy PF-E.11 Policy PF-E.13 Policy PF-E.16 Policy PF-E.20	No	No	Yes, impacts remain less than significant.
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	DEIR: Impact HWQ-4, pgs. 4.10-13 to 4.10-14	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E Policy HS-D.9 Policy OS-A.21	No	No	Yes, impacts remain less than significant.
iii) create or contribute runoff water which would exceed the	DEIR: Impact HWQ-4, pgs.	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

County of Fresno  
Biola and Del Rey Community Plan Updates

Addendum Attachment A  
January 2025

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	4.10-13 to 4.10-14		Policy HS-D.9 Policy OS-A.21			
iv) impede or redirect flood flows?	DEIR: Impact HWQ-4, pgs. 4.10-13 to 4.10-14	Less than Significant.	No mitigation required. Policy LU-G.4 Goal PF-E Policy HS-D.9 Policy OS-A.21	No	No	Yes, impacts remain less than significant.
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	DEIR: Impact HWQ-5, pgs. 4.10-14 to 4.10-15	Less than Significant.	No mitigation required. Goal PF-E Policy PF-E.1 Policy PF-E.12 Policy PF-E.9 Policy PF-E.20 Policy HS-C.2 Policy HS-C.9 Policy HS-C.10 Policy HS-C.11 Policy HS-C.12 Policy HS-C.16 Policy HS-C.20	No	No	Yes, impacts remain less than significant.
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	DEIR: Impact HWQ-2, pgs. 4.10-9 to 4.10-11	Less than Significant.	No mitigation required. Policy PF-A.4 Policy PF-C.7 Policy PF-C.6 Policy PF-C.23 Policy LU-F.4 Policy LU-F.14 Policy LU-G.4 Policy LU-F.4 Policy OS-A.2 Policy OS-A.5 Policy OS-A.6 Policy OS-A.7 Policy OS-A.11 Policy OS-A.14	No	No	Yes, impacts remain less than significant.

## 2.11 LAND USE AND PLANNING

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Physically divide an established community?	DEIR: Impact LU-1, pgs. 4.11-11 to 4.11-13	Less than Significant.	No mitigation required. Goal LU-F Policy LU-F.1 Policy LU-F.2 Policy LU-F.3 Policy LU-F.4 Policy LU-F.14 Policy TR-A.14 Policy TR-A.23 Policy TR-A.24	No	No	Yes, impacts remain less than significant.
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	DEIR: Impact LU-2, pgs. 4.11-13 to 4.11-21	Less than Significant.	No mitigation required. Goal LU-A Policy LU-A.1 Policy LU-A.2 Policy LU-A.7 Policy LU-A.12 Policy LU-A.13 Policy LU-A.16 Policy LU-A.17 Goal LU-B Goal LU-C Goal LU-D Goal LU-E Goal LU-F Policy LU-F.4 Policy LU-F.8 Goal LU-G Policy LU-G.4 Policy LU-G.6 Goal TR-A Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.2 Policy TR-B.3 Policy TR-B.6 Goal TR-D Policy TR-D.1 Policy TR-D.8 Goal TR-E Policy TR-E.5 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.

## 2.12 MINERAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	DEIR: Section 4.19.1 (Effects Found Not to Be Significant), pg. 4.19-1	No impact.	None required.	No	No	Not applicable
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	DEIR: Section 4.19.1 (Effects Found Not to Be Significant), pg. 4.19-1	No impact.	None required.	No	No	Not applicable

## 2.13 NOISE

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	DEIR: Impact N-1, pgs. 4.12-28 to 4.12.29; Impact N-2, pgs. 4.12-30 to 4.12-34	Less than Significant.	No mitigation required. Policies HS-H.1 through HS-H.9 Policy ED-B.14 Policy LU-F.3 Policy LU-F.8 Policy TR-A.14 Policy TR-A.23 Policy TR-A.24 Policy TR-B.1 Policies TR-B.1 through TR-B.7 Policy TR-C.3 Policy TR-D.8 Policy TR-E.1 Policy TR-E.5 Policy TR-E.6 Policy EJ-A.1	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

b) Generation of excessive ground borne vibration or ground borne noise levels?	DEIR: Impact N-3, pgs. 4.12-35 to 4.12-36  FEIR: Pgs. 596- 597, revisions to Mitigation Measure N-1	Less than Significant.	Policy HS-H.12 (MM) Policy HS-H.6 Policy LU-F.30 Policy EJ-A.1	No	No	Yes, impacts remain less than significant.
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	DEIR: Impact N-4, pg. 4.12-37	Less than Significant.	No mitigation required. Policy HS-H.9 Policy HS-H.3	No	No	Yes, impacts remain less than significant.

## 2.14 POPULATION AND HOUSING

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	DEIR: Impact PH-1, pgs. 4.13-10 to 4.13-11	Less than Significant.	No mitigation required. Policies LU-A.1 through LU-A.22 Policies LU-B.1 through LU-B.14 Policies LU-C.1 through LU-C.12 Policies LU-D.1 through LU-D.4 Policies LU-E.1 through LU-E.24 Policies LU-F.1 through LU-F.11	No	No	Yes, impacts remain less than significant.

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	DEIR: Impact PH-2, pg. 4.13-12	Less than Significant.	No mitigation required. Policy LU-F.5 Policy LU-H.1 Policy LU-H.4 Policy LU-G.A.	No	No	Yes, impacts remain less than significant.

## 2.15 PUBLIC SERVICES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
i) Fire protection?	DEIR: Impact PS-1, pgs. 4.14-16 to 4.14-17	Less than Significant.	No mitigation required. Goal PF-H Policy PF-H.2 Policy PF-H.7 Policy PF-H.8 Policy LU-A.1	No	No	Yes, impacts remain less than significant.
ii) Police protection?	DEIR:	Less than Significant.	No mitigation required. Goal PF-G	No	No	Yes, impacts remain less

# EXHIBIT 1

	Impact PS-2, pgs. 4.14-18 to 4.14-19		Policies PF-G.2 through PF-G.6 Policy LU-A.1			than significant.
iii) Schools?	DEIR: Impact PS-3, pg. 4.14-19	Less than Significant.	No mitigation required. Policies PF-I.1 through PF-I.8	No	No	Yes, impacts remain less than significant.
iv) Parks?	DEIR: Impact PS-4, pg. 4.14-20	Less than Significant.	No mitigation required. Policy PF-I.9	No	No	Yes, impacts remain less than significant.
v) Other public facilities?	DEIR: Impact PS-5, pgs. 4.14-21 to 4.14-22	Less than Significant.	No mitigation required. Goal OS-H Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.

## 2.16 RECREATION

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	DEIR: Impact PS-5, pgs. 4.14-21 to 4.14-22	Less than Significant.	No mitigation required. Goal OS-H Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	DEIR: Impact PS-5, pgs. 4.14-21 to 4.14-22	Less than Significant.	No mitigation required. Goal OS-H Policy OS-H.2 Policy OS-H.9 Goal OS-D Goal OS-E	No	No	Yes, impacts remain less than significant.

## 2.17 TRANSPORTATION

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	DEIR: Impact LU-1, pgs. 4.11-11 to 4.11-13; Impact LU-2, pgs. 4.11-13 to 4.11-21; Impact T-1, pgs. 4.15-12 to 4.15-15	Less than Significant.	No mitigation required. Goal TR-A Policy TR-A.7 Policy TR-A.8 Policy TR-A.14 Policy TR-A.15 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.2 Policy TR-B.7 Goal TR-C Goal TR-D Policy TR-D.1 Policy TR-D.4 Policy TR-D.8 Goal TR-E Policy TR-E.5	No	No	Yes, impacts remain less than significant.
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	DEIR: Impact T-2, pgs. 4.15-15 to 4.15-20  FEIR: Pg. 597, revisions to Policy TR-A.25	Significant and Unavoidable.	Mitigation Measure T-1: VMT Policy Policy TR-A.25 (MM) Policy ED-B.14 Policy LU-F.3 Policy LU-F.8 Policy TR-A.14 Policy TR-A.23 Policy TR-A.24 Policies TR-B.2 through TR-B.7 Policy TR-C.3 Policy TR-D.8	No	No	Any impacts would not be more significant than previously identified.
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	DEIR: Impact T-3, pgs. 4.15-20 to 4.15-22	Less than Significant.	No mitigation required. Goal TR-A Policy TR-A.1 Policy TR-A.4 Policy TR-A.6 Policy TR-A.10 Policy TR-A.23 Policy TR-A.24 Goal TR-B Policy TR-B.7	No	No	Yes, impacts remain less than significant.
d) Result in inadequate emergency access?	DEIR:	Less than Significant.	No mitigation required.	No	No	Yes, impacts remain less



# EXHIBIT 1

	Impact T-4, pgs. 4.15-23 to 4.15-24		Goal TR-C Goal HS-A Policy HS-A.1 Policy HS-A.2 Policy HS-A.3 Policy HS-A.8 Policy HS-B.4 Policy HS-B.5			than significant.
--	---	--	--	--	--	----------------------

## 2.18 TRIBAL CULTURAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k), or	DEIR: Impact TCR-1, pgs. 4.16-6 to 4.16-7; Impact CR-1, pgs. 4.5-13 to 4.5-15; Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	No feasible mitigation. Policies OS-J.1 through OS-J.6	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable..
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in	DEIR: Impact TCR-1, pgs. 4.16-6 to 4.16-7; Impact CR-1, pgs. 4.5-13 to 4.5-15; Impact CR-2, pgs. 4.5-15 to 4.5-16	Significant and Unavoidable	No feasible mitigation. Policies OS-J.1 through OS-J.6	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable..

# EXHIBIT 1

subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.						
--	--	--	--	--	--	--

## 2.19 UTILITIES AND SERVICE SYSTEMS

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/Resolve Impacts?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	DEIR: Impact UTL-1, pgs. 4.17-15 to 4.17-21	Significant and Unavoidable	No feasible mitigation. Goal PF-A Policies PF-A.1 through PF-A.5 Goal PF-B Policy PF-B.1 Policy PF-B.3 Policy PF-B.4 Goal PF-D Policy PF-D.1 Policy PF-D.2 Policy PF-D.4 Policy PF-D.5 Policy PF-D.6 Policy PF-D.7 Goal PF-E Policy PF-E.1 Policy PF-E.4 Policy PF-E.6 Policy PF-E.7 Policy PF-E.8 Goal PF-J Policies PF-J.1 through PF-J.4	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development	DEIR: Impact UTL-2, pgs. 4.17-21 to 4.17-24	Significant and Unavoidable	No feasible mitigation. Goal OS-A Policy OS-A.1 Policy OS-A.2	No	No	Mitigation was originally found to be infeasible, however

# EXHIBIT 1

during normal, dry and multiple dry years?			Policy OS-A.3 Policy OS-A.4 Policy OS-A.9 Policy OS-A.10			impacts would remain significant and unavoidable.
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	DEIR: Impact UTL-3, pgs. 4.17-24 to 4.17-26	Significant and Unavoidable	No feasible mitigation.	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable..
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	DEIR: Impact UTL-4, pgs. 4.17-26 to 4.17-29	Significant and Unavoidable	No feasible mitigation. Goal PF-F Policies PF-F.1 through PF-F.6 Policy PF-F.9 Policy PF-F.10 Policy PF-F.11 Policy PF-F.12	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	DEIR: Impact UTL-4, pgs. 4.17-26 to 4.17-29	Significant and Unavoidable	No feasible mitigation. Goal PF-F Policies PF-F.1 through PF-F.6 Policy PF-F.9 Policy PF-F.10 Policy PF-F.11 Policy PF-F.12	No	No	Mitigation was originally found to be infeasible, however impacts would remain significant and unavoidable.

## 2.20 WILDFIRE

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact Was Addressed in Previous Analysis	Level of Significance	Goals, Policies, or Mitigation that Reduce the Impact Identified in Previous Analysis	New or More Significant Impact?	New Information Requiring Additional Analysis?	Does Previous Goals, Policies, and/or Mitigation Address/ Resolve Impacts?
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	DEIR: Impact WFR-1, pgs. 4.18-11 to 4.18-14	Less than Significant.	No mitigation required. Goal HS-A Policies HS-A.1 through HS-A.13 Goal HS-B Policy HS-B.6	No	No	Yes, impacts remain less than significant.

# EXHIBIT 1

			Policy HS-B.7 Policy HS-B.8 Policy HS-B.9 Policy HS-B.19 Policy HS-B.20 Policy HS-B.24 Policy HS-B.26 Policy HS-B.30 Policy HS-B.31			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-20	Significant and Unavoidable	No feasible mitigation. Policy HS-B.4 Policy HS-B.6 Goal HS-B Policy HS-B.1 Policy HS-B.2 Policy HS-B.3 Policy HS-B.5 Policy HS-B.10 Policy HS-B.11 Policy HS-B.12 Policy HS-B.13 Policy HS-B.14 Policy HS-B.17 Policy HS-B.18 Policy HS-B.21 Policy HS-B.22 Policy HS-B.23 Policy HS-B.25 Policy HS-B.26 Policy HS-B.27 Policy HS-B.28 Policy HS-B.29	No	No	Mitigation was originally found to be infeasible. The Project area is not one that is susceptible to wildland fire, however any potential for impacts was already deemed significant and unavoidable.
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	DEIR: Impact WFR-3, pgs. 4.18-20 to 4.18-21	Less than Significant.	No mitigation required. Policy HS-B.7	No	No	Yes, impacts remain less than significant.
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	DEIR: Impact WFR-2, pgs. 4.18-15 to 4.18-20; Impact WFR-4, pgs. 4.18-21 to 4.18-22	Less than Significant.	No mitigation required. Policy HS-B.4	No	No	Yes, impacts remain less than significant.



# County of Fresno

## Public Hearing Draft Biola Community Plan

July 2025

### Prepared For:

**County of Fresno, Public Works and Planning Department**

2220 Tulare Street, 6<sup>th</sup> Floor

Fresno, CA 93721

### Prepared By:

**Provost & Pritchard Consulting Group**

455 W. Fir Avenue

Clovis, CA 93611

# Table of Contents

<b>1. Purpose and Background.....</b>	<b>1</b>
Purpose of the Community Plan .....	1
Community Plan Organization .....	2
Community Profile.....	2
Location .....	2
Demographics .....	4
<b>2. Biola Community Vision .....</b>	<b>6</b>
Public Engagement .....	6
<b>3. Community Plan Elements.....</b>	<b>8</b>
Economic Development Element.....	9
Goals .....	9
Policies and Implementation Programs.....	9
Agriculture and Land Use Element.....	10
Goals .....	10
Policies and Implementation Programs.....	10
Transportation and Circulation Element.....	15
Goals .....	15
Policies and Implementation Programs.....	15
Public Facilities and Services Element.....	17
Goals .....	17
Policies and Implementation Programs.....	17
Open Space and Conservation Element.....	18
Goals .....	18
Policies and Implementation Programs.....	18
Health and Safety Element.....	19
Goals .....	19
Policies and Implementation Programs.....	19
Environmental Justice Element.....	19
Housing Element .....	19

## List of Figures

Figure 1 – Vicinity Map .....	3
Figure 2 – Land Use Diagram .....	14
Figure 3 – Circulation Diagram .....	16

## List of Tables

Table 1 – Biola Ethnic Population as of 2020 .....	4
Table 2 - Biola Community Plan, Total Acres by Land Use .....	8
Table 3 – Land Use Designation Descriptions.....	10

## List of Appendices

**Appendix A:** Biola Community Plan Update Community Meetings Summary

# 1. Purpose and Background

## Purpose of the Community Plan

The Fresno County General Plan states “The fundamental policy directive of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan.”<sup>1</sup>

This Community Plan will be used to foster and identify opportunities for development. Throughout the public outreach process, fundamental issues such as economic development, agriculture and land use, transportation and circulation, public facilities and services, open space and conservation, health and safety, environmental justice, and housing were discussed with the community. These discussions are reflected in the goals, policies, and implementation programs. In addition, this Community Plan will help guide Biola’s future development and identify opportunities and needs for infrastructure improvements.

### What is a Community Plan?

A community plan is a segment of the General Plan that provides a geographic focus. Accordingly, a community plan serves the same purpose as the General Plan except that community plans function at the community level while the General Plan functions at the County level.

Community plans are internally consistent with the General Plan but provide for more community-specific planning addressing the same elements as the General Plan. While community plans can be used to guide community development, they do not guarantee any development will occur nor are they a requirement for development.

The Biola Community Plan is consistent with the General Plan Policy Document adopted by the Fresno County Board of Supervisors on February 20, 2024, and is designed to implement the 2024 Fresno County General Plan at a community level. The content in this Community Plan has been identified to refine the intent of the General Plan as it applies to the Biola community to address issues of local importance. While the General Plan contains policies that apply to the whole County, Biola included, this Community Plan outlines goals, policies, and implementation programs specific to Biola. These Biola-specific criteria do not apply to the rest of the County. Where the Biola Community Plan is silent on a matter, the General Plan controls.

<sup>1</sup> Fresno County. 2024. "Fresno County General Plan Policy Document." 2-52  
[https://www.fresnocountyca.gov/files/sharedassets/county/v/3/public-works-and-planning/development-services/planning-and-land-use/environmental-impact-reports/general-plan-review/fcgp\\_general-plan\\_prd-county\\_01-12\\_24-clean.pdf](https://www.fresnocountyca.gov/files/sharedassets/county/v/3/public-works-and-planning/development-services/planning-and-land-use/environmental-impact-reports/general-plan-review/fcgp_general-plan_prd-county_01-12_24-clean.pdf).



# Community Plan Organization

The chapters of the Biola Community Plan are as follows.

**Chapter 1: Purpose and Background** provides an overview of the purpose, intent, and organization of the Community Plan. This chapter also provides an outline for navigating the Community Plan and additional information about the community of Biola, including demographic information.

**Chapter 2: Biola Community Vision** provides a brief overview of the Community Plan update engagement process that led to the development of a vision statement, also included in this chapter. The statement represents the guiding vision that was used to develop the goals and policies of the Community Plan.

**Chapter 3: Community Plan Elements** outlines the community's goals, policies, and implementation programs related to the development, expansion, and preservation of the Biola Community Plan boundary. The Community Plan elements include Economic Development, Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services, Open Space and Conservation, Health and Safety, Environmental Justice, and Housing. This chapter also contains key diagrams, including the Land Use Diagram and Circulation Diagram.

## Community Profile

### Location

The community of Biola is an unincorporated community within Fresno County. Biola was founded in 1912 by William Kerchoff.<sup>2</sup>

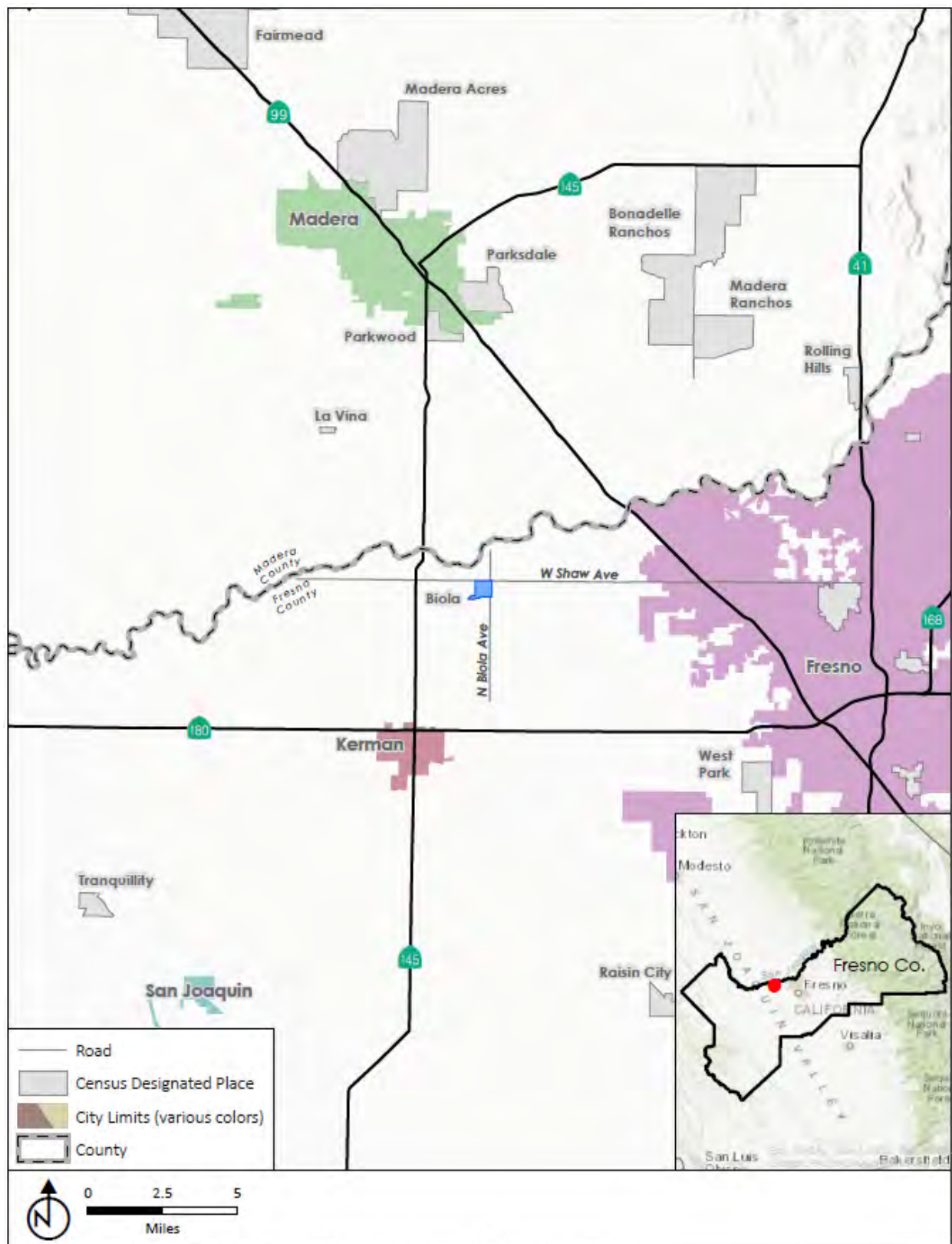
Like most other communities and cities throughout Fresno County, Biola is an agriculturally-oriented community surrounded by farmland. Biola is bounded generally by Shaw Avenue on the north, Gettysburg Avenue on the south, Howard Avenue on the west, and 7th Street on the east. Additionally, the San Joaquin River is located approximately 0.5 miles north of Biola. The City of Fresno, the largest city in Fresno County, is located approximately five miles east of Biola (see *Figure 1 – Vicinity Map*). Biola is a census-designated place (CDP). A CDP is a statistical equivalent of an incorporated community, such as a city, but does not have a legally defined boundary or an active, functioning governmental structure.<sup>3</sup> The Biola Community Plan covers 213 acres, or approximately 0.33 square miles, and contains 358 parcels as shown in *Figure 2 – Land Use Diagram*.<sup>4</sup>

<sup>2</sup> Bennett, Abbey. 2010. "Fresno Names Tiny Town after Biola." The Biola University Chimes, September 29. Accessed January 30, 2024. <https://chimesnewspaper.com/13052/archives/features/biola-town/>.

<sup>3</sup> United States Census Bureau. 2023. Census Designated Places. Accessed January 29, 2024. <https://www.census.gov/programs-surveys/bas/information/cdp.html>.

<sup>4</sup> County of Fresno. 2023. "Fresno County General Plan Background Report Public Review Draft." <https://www.fresnocountyca.gov/files/sharedassets/county/v/2/public-works-and-planning/development-services/planning-and-land-use/general-plan/fcgrp-background-report-2023-05-10.pdf>.

### Figure 1 – Vicinity Map



## Demographics

Over the past 20 years Biola's population has fluctuated. In 2000, Biola had a population of 1,037 and approximately 241 housing units.<sup>5</sup> In 2010, Biola had seen a 36% increase in population with a total of 1,623 people. At this time, the number of housing units increased to 351. As of the 2020 Decennial Census, the community of Biola has seen their population trend downward to a total population of 1,428 people. The total number of housing units saw a slight decrease of seven units resulting in 344 total housing units. Biola has an average household size of 4.24 people.<sup>6</sup>

In contrast, Fresno County has seen a steady increase in population since 2000. In 2000, Fresno County's population was 799,407. By 2010, its population had grown to 930,450.<sup>7</sup> As of the 2020 Census, Fresno County had a population of 1,008,654.<sup>8</sup> Between 2000 and 2020, Fresno County saw a 20.7% increase in population.

Biola is predominantly Hispanic, with Hispanics and Latinos accounting for 87.0% of the total population. Asian people comprise the next largest ethnic group, representing 8.4% of Biola's population. A more detailed breakdown is provided in *Table 1*.

**Table 1 – Biola Ethnic Population as of 2020**

Ethnicity	Number	Percent*
Hispanic or Latino	1,243	87.0%
Asian	120	8.4%
Not Hispanic or Latino (White)	59	4.1
American Indian and Other Pacific Islander	3	0.2%
Black or African American	3	0.2%
<b>Total</b>	<b>1,428</b>	<b>100%</b>
Source: United States Census Bureau. 2020. Biola, CDP, California. <a href="https://data.census.gov/profile/Biola_CDP,_California?q=160XX00US0606728">https://data.census.gov/profile/Biola_CDP,_California?q=160XX00US0606728</a> .		
*Total may not equal 100% due to rounding.		

Of the 1,428 people that reside in the community, approximately 894 are over the age of 16 and are considered a part of the eligible labor force. Of those 894 residents, 476, or 53.2%, of the eligible labor force are employed, whereas 46.8% are not employed.<sup>9</sup> 97.2% of Biola's employed labor force commutes to work with an average commute time of 22.9 minutes.<sup>10</sup> Approximately 17.1% of the population has a bachelor's degree or higher in Biola compared to Fresno County, which is at 24.2% of its total population.<sup>11</sup>

<sup>5</sup> U.S. Department of Commerce. 2012. "California: 2010 Population and Housing Counts." Accessed January 29, 2024. <https://www2.census.gov/library/publications/decennial/2010/cph-2/cph-2-6.pdf>.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> United States Census Bureau. 2023. Quick Facts Fresno County, CA. Accessed January 30, 2024. <https://www.census.gov/quickfacts/fact/table/fresnocounty/california/PST045222>.

<sup>9</sup> 46.8% represents the total percent of Biola residents over the age of 16 who are not employed. This is *not* a representation of unemployment in Biola and does not take into account students, retirees, and other community members who are not actively searching for employment.

<sup>10</sup> United States Census Bureau. 2022. Employment Status. Accessed January 31, 2024.

<https://data.census.gov/table/ACSDP5Y2022.DP03?q=160XX00US0606728>.

<sup>11</sup> United States Census Bureau. 2020. Biola, CDP, California. [https://data.census.gov/profile/Biola\\_CDP,\\_California?q=160XX00US0606728](https://data.census.gov/profile/Biola_CDP,_California?q=160XX00US0606728;);  
United States Census Bureau. 2022. Fresno County, CA. [https://data.census.gov/profile/Fresno\\_County,\\_California?q=050XX00US06019](https://data.census.gov/profile/Fresno_County,_California?q=050XX00US06019).

## EXHIBIT 2

In Biola, 7.1% do not have health care coverage, whereas 6.1% are lacking health care coverage in Fresno County.<sup>12</sup>

The median household income (MHI) in Biola is estimated to be \$38,986, while the MHI in Fresno County is estimated to be \$69,571. Biola is considered a Disadvantaged Unincorporated Community (DUC) since the median household income in the community is less than 80% of the statewide average, as defined in Senate Bill 244.

<sup>12</sup>United States Census Bureau. 2020. Biola, CDP, California. [https://data.census.gov/profile/Biola\\_CDP\\_California?g=160XX00US0606728](https://data.census.gov/profile/Biola_CDP_California?g=160XX00US0606728;);  
United States Census Bureau. 2022. Fresno County, CA. [https://data.census.gov/profile/Fresno\\_County\\_California?g=050XX00US06019](https://data.census.gov/profile/Fresno_County_California?g=050XX00US06019).

## 2. Biola Community Vision

The vision statement provides the framework for understanding the intent and long-term vision for Biola and establishes the basis for the Community Plan goals and policies. It identifies key characteristics necessary for sustaining what is important to the community and for Biola to achieve its potential.

The Biola Community Plan was originally adopted in 1976. As conditions in Biola have changed over time, it is important for the community vision to be confirmed to ensure that the goals and policies of the Community Plan continue to reflect the conditions and aspirations of the community. The following vision statement was developed with the community through feedback received during a series of meetings as part of the community plan update effort.

*Create a small community that offers a variety of amenities for residents, including a community center, retail options, parks, and trails, with a cohesive sense of design that fosters development to ensure a variety of housing and job opportunities for residents. Create a place where residents feel safe living in and moving throughout the community.*

## Public Engagement

As part of the process of developing the Biola Community Plan, six community meetings were held from December 2023 to April 2024. The goal of these community meetings was to gather input from residents and stakeholders to ensure the plan reflects the needs, desires, and concerns of the community. Additional technical meetings were held with key stakeholders throughout the planning process.

**Meeting 1: Kickoff – December 2023.** The Community Plan update process began in December of 2023 with project initiation. The kickoff meeting discussed what a Community Plan is and the upcoming update process.

**Meeting 2: Planning Priorities – January 2024.** The community provided input on what planning topics should be addressed in the Community Plan update. The community discussed topics such as economic growth and job opportunities; residential development and housing type variety; community boundary growth and expansion; parks, community centers, and recreation programs; transportation and community safety; and other related topics.

**Meeting 3: Vision Confirmation – January 2024.** The community provided input on what the community vision should consist of, such as addressing parks and community amenities, additional development, economic growth, transportation safety, and community expansion.

## EXHIBIT 2

**Meeting 4: Transportation – February 2024.** The community provided input about the existing circulation system and how it could be improved. Community members identified areas prone to flooding, lacking proper lighting, and areas most used for walking and biking.

**Meeting 5: Land Use – February 2024.** The existing and proposed land use diagrams were discussed. Community members identified properties within the community that could be improved. Community members also identified preferred locations for a community center and park space.

**Meeting 6: Expansion Areas – April 2024.** The proposed land use changes were identified and discussed.

Public comments from these meetings are summarized in more detail in *Appendix A*. Generally, the community expressed a desire for park and open space as well as additional development in Biola. Concerns over speeding vehicles, access to recreational space, and additional public safety and code enforcement issues were also raised.



*A group of Biola community members attending a meeting held during the public engagement process.*



### 3. Community Plan Elements

The Biola Community Plan is composed of the following elements, which align with the 2024 Fresno County General Plan elements.

- Economic Development,
- Agriculture and Land Use,
- Transportation and Circulation,
- Public Facilities and Services,
- Open Space and Conservation,
- Health and Safety,
- Environmental Justice, and
- Housing.

These elements may consist of new or refined policies specific to the Biola Community Plan area, as well as implementation programs to implement the policies. The goals, policies, and implementation programs contained in this Community Plan recognize that partnerships with Biola organizations are critical for successful implementation. While this Community Plan cannot direct or obligate actions of other organizations, collaboration with the County of Fresno in the implementation of this Plan is encouraged.

All goals, policies, and implementation programs of this Community Plan are in addition to the applicable 2024 Fresno County General Plan goals, policies, and implementation programs.

**Table 2** summarizes the acreage within the Biola Community Plan area by land use designation.

**Table 2 - Biola Community Plan, Total Acres by Land Use**

Planned Land Use		Acres <sup>1</sup>	% of Total <sup>1</sup>
	Residential: Medium Density	73.1	34.3%
	Residential: Medium High Density	10.5	4.9%
	Commercial: Central Business	5.1	2.4%
	Commercial: Service Commercial	8.8	4.1%
	Industrial: Limited	28.4	13.3%
	Industrial: General	11.0	5.2%
	Public Facilities <sup>2</sup>	37.8	17.7%
	Reserve Overlay <sup>3</sup>	34.9	-
	Right of Way	38.5	18.1%
<b>Total</b>		<b>213.2</b>	<b>100%</b>

<sup>1</sup> Total may not add to 100% due to rounding.

<sup>2</sup> Public Facilities includes 5 acres of park space.

<sup>3</sup> The Reserve Overlay areas in Biola permit a mix of Medium Density Residential, Medium High Density Residential, Public Facilities (Park), and Service Commercial land uses based on the mapping and policies included in the Agriculture and Land Use Element. The acreages in the table reflect assumptions about how those land uses will develop in accordance with this Community Plan, so a percent of total calculation is not provided for the overlay itself.

## Economic Development Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Economic Development Element.

### Goals

- G-ED-1** To clearly communicate Biola’s economic development goals to the community and potential businesses.
- G-ED-2** To diversify businesses in Biola to meet the needs of the community.

*The business goals identified by the community include the expansion of commercial uses, the establishment of a daycare center, and additional healthcare services within Biola.*

### Policies and Implementation Programs

- P-ED-1** Encourage the establishment and expansion of businesses that provide for the needs of community members, including retail, personal, and business services.
  - P-ED-1a** Work with community partners to identify barriers to providing expanded business resources within Biola.
 

*Barriers to the establishment of new businesses or the expansion of existing businesses may include: **availability and adequacy of community infrastructure**, such as water and sewer service, storm drainage facilities, or safe access for consumers and business transport; **capacity and commitment of the community**, such as the presence of business organizations to drive implementation of community economic development goals, or the active participation and support of the Biola community members in supporting local businesses.*
- P-ED-2** Encourage the Biola Chamber of Commerce to strengthen participation, expand resources available to local Biola businesses, and to identify strategies for economic development in the community.
- P-ED-3** Increase the presence and success of locally-owned businesses within the community by fostering an environment that encourages entrepreneurship, innovation, and community engagement.
  - P-ED-3a** Consider launching a marketing campaign in coordination with the Biola Chamber of Commerce or other local business organizations to promote the benefits of supporting local businesses and encourage residents to prioritize shopping at locally-owned establishments.
  - P-ED-3b** Coordinate with local business associations, such as the Biola Chamber of Commerce, Fresno County Economic Development Corporation, or Valley



Community Small Business Development Center, to offer workshops and/or training sessions tailored to the needs of local entrepreneurs and small business owners.

**P-ED-4** Establish regular communication channels between community leaders and community members.

**P-ED-4a** Partner with Biola Community Services District, the Biola Chamber of Commerce, and other community-specific groups where residents can voice their concerns and provide feedback on various items related to the ongoing business development activities within the community.

**P-ED-4b** Discuss economic development at other regular community events.

## Agriculture and Land Use Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Agriculture and Land Use Element.

### Goals

**G-LU-1** To accommodate a wide range of land uses to meet the needs of the community.

### Policies and Implementation Programs

**P-LU-1** Development shall occur in accordance with the land use designations described in *Table 3 – Land Use Designation Descriptions* and shown on *Figure 2 – Land Use Diagram*.

**Table 3 – Land Use Designation Descriptions**

Land Use Designation	Designation Description	Residential Intensity (in gross acres) <sup>1</sup>		Non-residential Intensity (FAR) <sup>2</sup>
		Minimum Density	Maximum Density	
Residential: Medium Density	This designation provides for single-family dwellings, multi-family dwellings, and accessory structures.	2.8 DU/acre	5.8 DU/acre	0.40
Residential: Medium High Density	This designation provides for single-family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries. Maximum density shall be determined based on adequate infrastructure (community water and sewer,	5.8 DU/acre	23 DU/acre (29 net)	0.50

EXHIBIT 2

Land Use Designation	Designation Description	Residential Intensity (in gross acres) <sup>1</sup>		Non-residential Intensity (FAR) <sup>2</sup>
		Minimum Density	Maximum Density	
	adequate roads/access and parking area).			
Commercial: Central Business	This designation provides for development of commercial centers where the full range of retail services and professional and governmental offices are concentrated in a location that is central to most community residents. Typical uses include specialty shops, retail, entertainment uses, apparel stores, restaurants, hotels/motels, and financial, medical, professional offices, and mixed-use developments.	5.85 DU/acre	16 DU/ acre (net)	1.00
Commercial: Service Commercial	This designation provides for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers. Typical uses include repair, rental, sales, storage, and overnight lodging.	5.8 DU/acre	14.5 DU/acre	1.00
Industrial: Limited	This designation provides for restricted non-intensive manufacturing and storage activities that do not have detrimental impacts on surrounding properties.	n/a	n/a	1.50
Industrial: General	This designation provides for the full range of manufacturing, processing, fabrication, and storage activities. Land designated General Industrial may be developed to a less intense industrial use when in a transitional area adjacent to land designated for non-industrial urban uses.	n/a	n/a	1.50
Public Facilities	This designation provides for the location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding	n/a	n/a	0.5

# EXHIBIT 2

Land Use Designation	Designation Description	Residential Intensity (in gross acres) <sup>1</sup>		Non-residential Intensity (FAR) <sup>2</sup>
		Minimum Density	Maximum Density	
	basins, parks, schools, civic centers, hospitals, libraries, penal institutions, and cemeteries.			
Reserve Overlay	This overlay is intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis. Typical uses include livestock raising; tree, vine, and field crops; single-family dwellings; and accessory buildings. Where such lands are peripheral to an unincorporated community, development shall be subject to the provision of public facilities and phasing.	0 DU/acre	1.0 DU/20 acres	0.10 <sup>3</sup>

<sup>1</sup>Maximum allowable residential intensity or allowable range of residential intensity. Gross acreage includes roadways and other rights-of-way. Net acreage is about 80 percent of gross acreage.

<sup>2</sup>Maximum allowable intensity for non-residential uses allowed as a matter of right in the compatible zone district where parcel size meets or exceeds minimum area requirements of applicable districts.

<sup>3</sup>Does not apply to facilities necessary for resource production.

**P-LU-2** The Medium Density Residential, Medium High Density Residential, Service Commercial, and Public Facilities land uses are permitted within the identified Northwest Reserve Overlay Site (overlay shown in **Figure 2 – Land Use Diagram**). Land uses may be adjusted within the boundary of the Northwest Reserve Overlay Site and shall meet the following criteria:

- Commercial development shall include additional signage directing traffic to the central business district on G Street.
- Primary access to the Service Commercial designation shall be provided directly from Shaw Avenue.
- Development between residential and non-residential designations shall incorporate buffers in accordance with the Fresno County Zoning Ordinance.

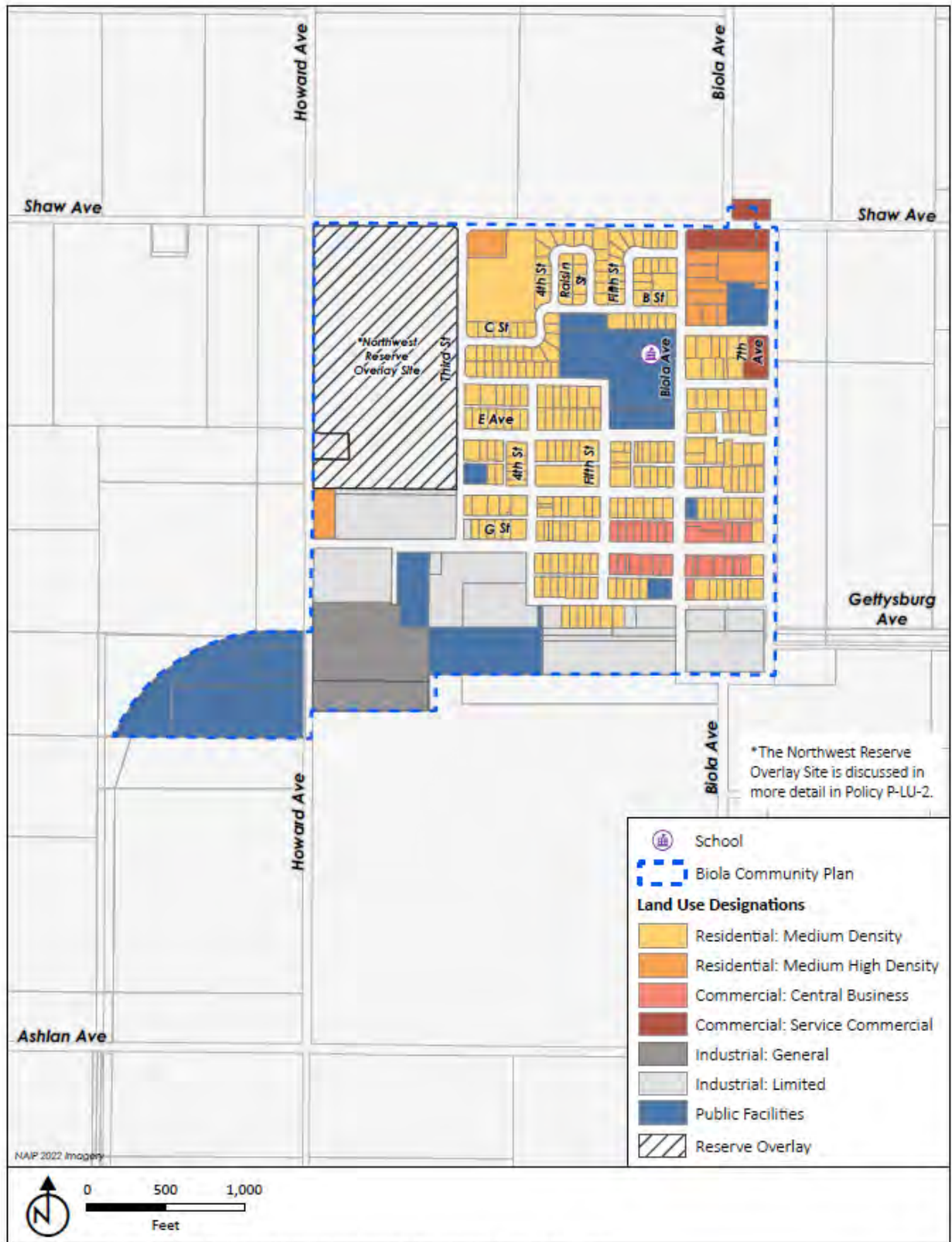
## EXHIBIT 2

- No more than 25%, or approximately 8.5 acres, of the Northwest Reserve Overlay Site may be developed with Service Commercial land uses.
- A minimum of 1 acre of the Northwest Reserve Overlay Site must be developed as park space (Public Facilities).

*The Fresno County General Plan Reserve Overlay acknowledges the site will be developed with urban uses while facilitating ongoing agricultural uses on-site until such development occurs. No amendment to the General Plan is required to remove the Reserve Overlay designation prior to development of the site; however, a rezone would be necessary.*

- P-LU-3** Encourage a mix of housing at varying densities within projects. Blended densities shall be allowed if they remain within the minimum and maximum densities, as calculated across the entire project site.
- P-LU-4** Facilitate the development of duplex, triplex, and fourplex units, where appropriate, to further support the increase of housing variety in Biola.
- P-LU-5** Future updates to the community plan should consider prioritizing growth southwest of the existing community limits generally west of Howard Avenue.
- P-LU-5a** Conduct comprehensive assessments of the future expansion areas to identify their strengths, weaknesses, and development needs. Consider site suitability factors such as terrain, accessibility, environmental impact, infrastructure needs and feasibility.
- P-LU-6** Pursuant to the Fresno County Zoning Ordinance, adequate buffering and screening between residential and non-residential areas shall be installed and maintained.
- P-LU-7** Require screening, such as fencing or vegetation, of public utility facilities when interfacing with residential areas.

Figure 2 – Land Use Diagram



# Transportation and Circulation Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Transportation and Circulation Element.

## Goals

- G-TC-1** To minimize conflicts among different modes of traffic.
- G-TC-2** To avoid routing industrial traffic through the community on local streets.

## Policies and Implementation Programs

- P-TC-1** Establish 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.

- P-TC-1a** Identify sidewalk and bike lane segments that should be prioritized for improvement in the near-term based on community feedback.

- P-TC-1b** Consider partnering with organizations or agencies to conduct walking audits that evaluate pedestrian infrastructure, safety measures, and accessibility in order to identify long-term improvements.

*Potential safety improvements may include crosswalks, additional lighting, and providing physical separation from vehicular traffic such as installing bollards or street trees.*

- P-TC-2** Periodically update, as needed, County's active transportation plan to ensure the safety and accessibility of pedestrians and bicyclists.

- P-TC-2a** Pursue funding opportunities for the development of a Safe Routes to School Plan or similar active transportation plan.

- P-TC-3** Discourage industrial truck traffic from routing through residential areas.

- P-TC-3a** Evaluate as necessary, installation of potential traffic calming measures on local streets to discourage industrial vehicle traffic.

Figure 3 – Circulation Diagram





## Public Facilities and Services Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs as of the 2024 Fresno County General Plan Public Facilities and Services Element.

### Goals

- G-PFS-1** To provide public facilities, utilities, and community services that reliably meet the needs of the existing community and planned growth.

### Policies and Implementation Programs

- P-PFS-1** Coordinate with the Biola Community Services District to align its boundaries with the Biola Community Plan boundary to accommodate planned growth.
- P-PFS-1a** Encourage Biola Community Services District to prepare infrastructure master plans for water, wastewater, and storm drainage infrastructure and service to support future community growth.
- P-PFS-2** Support the Biola Community Services District in pursuing funding for the construction of public facilities to adequately serve the existing community and planned growth.
- P-PFS-2a** Work with the Biola Community Services District to identify priority water and sewer capacity improvement projects that would facilitate residential and non-residential growth opportunities.
- P-PFS-2b** Conduct an annual survey with Biola Community Services District to identify the number of connections and available capacity for water and sewer service.
- P-PFS-3** Reduce and/or prevent flood risk in the community to protect public safety, preserve property, and enhance environmental sustainability.
- P-PFS-3a** Support the development of additional stormwater basins and public facilities improvements to address identified capacity and flooding concerns.
- P-PFS-3b** As part of its master infrastructure planning process, encourage the Biola Community Services District to conduct a stormwater flooding analysis for the entire community to determine flood-prone areas, evaluate infrastructure vulnerabilities, and develop flood mitigation strategies.
- P-PFS-4** Coordinate with the Biola Community Services District to ensure all existing industrial uses are connected to the public water and sewer systems.



# Open Space and Conservation Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Open Space and Conservation Element.

## Goals

- G-OSC-1** To provide and maintain open space areas that enhance community livability and provide opportunities for improved public health.

## Policies and Implementation Programs

- P-OSC-1** Coordinate with the Central Unified School District to request permission for the community use of outdoor school facilities, such as playgrounds, blacktop areas, and playing fields, during non-school hours.
- P-OSC-2** Coordinate with community partners to encourage recreational programs.
- P-OSC-3** Ensure that park space is accessible and connected to the community.
- P-OSC-3a** Work with community partners and the Biola Community Services District to secure funding for the acquisition and construction of park space.
- P-OSC-3b** Work with community partners and the Biola Community Services District to maintain and improve open space, including drafting a maintenance plan and retaining sufficient open space for community events such as a carnival or fair.
- P-OSC-4** Within single family residential projects, whether attached or detached, a minimum of 5% of the project site, not inclusive of existing or future major road rights-of-way, shall be developed with usable open space. Such open space shall be maintained by an assessment district, landscape/lighting district, homeowners' association, or other appropriate maintenance entity.
- P-OSC-4a** Adopt standards that establish minimum requirements for open space areas to qualify as usable for purposes of meeting the 5% usable open space requirement.
- P-OSC-5** Within multifamily residential projects, including mobile home parks, a minimum of 10% of the project site shall be developed with usable open space which could include swimming pools, green space, recreational trails, or parks.
- P-OSC-6** Consider opportunities to provide new parks and open space areas, as well as community center development or improvements, and plan for their long-term maintenance.
- P-OSC-6a** Coordinate with the Biola Community Services District on the development and maintenance of park space and the community center.

## Health and Safety Element

The following goals, policies, and implementation programs apply to the Biola Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Health and Safety Element.

### Goals

- G-HS-1** To create a safe and well-lit environment for the community.
- G-HS-2** To limit impacts to the community from natural environmental factors.

### Policies and Implementation Programs

- P-HS-1** Enforce code violations, including but not limited to, loitering, unsafe structures, and illegal use of property.
  - P-HS-1a** Coordinate with code enforcement and law enforcement to address complaints in a timely manner.
- P-HS-2** Encourage and support the installation of street lighting and shade coverage throughout Biola. Prioritize installations along key pedestrian and bicycle routes and near transit stops.
  - P-HS-2a** Support the Biola Community Services District in pursuing funding for street lighting and shade coverage improvements.
- P-HS-3** Coordinate with Central Unified School District to bring health facilities and/or programs to the community.

## Environmental Justice Element

The Biola Community Plan area is subject to the applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Environmental Justice Element.

## Housing Element

The Biola Community Plan area is subject to the applicable goals and programs of the Fresno County Housing Element. The Housing Element is subject to review and certification by the California Department of Housing and Community Development per Government Code section 65580 et seq. and updates are required on a prescribed schedule.

## Appendix A: Biola Community Plan Update Community Meetings Summary

# Fresno County

# Biola Community Plan Update

## Response to Public Review Draft Comments

## Memorandum

January 31, 2025

---

### Introduction

Fresno County released the Public Review Draft Biola Community Plan on January 13, 2025. The community was encouraged to review the document and provide feedback to the County by January 28, 2025. The County also hosted a public meeting during the comment period on January 23, 2025 at Biola Community Service District's Community Hall. Two public comments were received during the meeting. Both comments are summarized in one response, included below. The County did not receive any written comments during the comment period.

### Comment Summary and Response

#### Summary

Discussion during the public meeting indicated that the community would like to see specific uses expanded in Biola. One community member noted a need for additional healthcare services in Biola. Another commenter identified a daycare center as a service to focus on.

#### Response

The County noted the desire to add specific uses to the Community Plan. The Biola Community Plan has been updated to include a reference to the desire for additional commercial development, including healthcare services and a daycare center, in explanatory text added to goal G-ED-2.

EXHIBIT 4			
Biola Land Use Changes			
Parcel #	Acreage	Existing	Proposed
1		APN 016-020-13ST (portion): Agriculture (County General Plan)	APN 016-020-13ST: Public Facilities (Biola Community Plan)
2	0.75	APN 016-020-15ST: Agriculture (County General Plan)	APN 016-020-15ST: Public Facilities (Biola Community Plan)
3	0.5	APN 016-190-56: Residential: Medium Density (Biola Community Plan)	APN 016-190-56: Industrial: Limited (Biola Community Plan)
4	8.5	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Residential: Medium High Density (Reserve) (Biola Community Plan)
4	3	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Public Facilities: Park (Reserve)(Biola Community Plan)
4	5	APN 016-190-73 (portion): Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-190-73 (portion): Commercial: Service Commercial (Reserve) (Biola Community Plan)
5	0.22	APN 016-292-07: Commercial: Central Business (Biola Community Plan)	APN 016-292-07: Residential: Medium Density (Biola Community Plan)
6	0.24	APN 016-292-08: Commercial: Central Business (Biola Community Plan)	APN 016-292-08: Residential: Medium Density (Biola Community Plan)
7	0.13	APN 016-292-09: Commercial: Central Business (Biola Community Plan)	APN 016-292-09: Residential: Medium Density (Biola Community Plan)
8	0.15	APN 016-292-10: Commercial: Central Business (Biola Community Plan)	APN 016-292-10: Residential: Medium Density (Biola Community Plan)
9	0.15	APN 016-292-11: Commercial: Central Business (Biola Community Plan)	APN 016-292-11: Residential: Medium Density (Biola Community Plan)
10	0.26	APN 016-300-14: Industrial: General (Biola Community Plan)	APN 016-300-14: Residential: Medium Density (Biola Community Plan)
11	1.25	APN 016-300-16S: Industrial: General (Biola Community Plan)	APN 016-300-16S: Industrial: Limited (Biola Community Plan)
12	4.15	APN 016-300-21S: Agriculture (County General Plan)	APN 016-300-21S: Industrial: Limited (Biola Community Plan)
13	0.97	APN 016-300-23S: Industrial: General (Biola Community Plan)	APN 016-300-23S: Industrial: Limited (Biola Community Plan)
14	0.51	APN 016-300-27S: Industrial: General (Biola Community Plan)	APN 016-300-27S: Industrial: Limited (Biola Community Plan)
15	5.02	APN 016-300-28ST: Agriculture (County General Plan)	APN 016-300-28ST: Public Facilities (Biola Community Plan)
16	0.15	APN 016-480-01: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-01: Residential: Medium Density (Biola Community Plan)
17	0.14	APN 016-480-02: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-02: Residential: Medium Density (Biola Community Plan)
18	0.14	APN 016-480-03: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-03: Residential: Medium Density (Biola Community Plan)
19	0.14	APN 016-480-04: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-04: Residential: Medium Density (Biola Community Plan)
20	0.14	APN 016-480-05: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-05: Residential: Medium Density (Biola Community Plan)

EXHIBIT 4			
Biola Land Use Changes			
Parcel #	Acreage	Existing	Proposed
21	0.15	APN 016-480-06: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-06: Residential: Medium Density (Biola Community Plan)
22	0.13	APN 016-480-07: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-07: Residential: Medium Density (Biola Community Plan)
23	0.13	APN 016-480-08: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-08: Residential: Medium Density (Biola Community Plan)
24	0.16	APN 016-480-09: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-09: Residential: Medium Density (Biola Community Plan)
25	0.19	APN 016-480-10: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-10: Residential: Medium Density (Biola Community Plan)
26	0.21	APN 016-480-11: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-11: Residential: Medium Density (Biola Community Plan)
27	0.13	APN 016-480-12: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-12: Residential: Medium Density (Biola Community Plan)
28	0.13	APN 016-480-13: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-13: Residential: Medium Density (Biola Community Plan)
29	0.13	APN 016-480-14: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-14: Residential: Medium Density (Biola Community Plan)
30	0.13	APN 016-480-15: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-15: Residential: Medium Density (Biola Community Plan)
31	0.18	APN 016-480-16: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-16: Residential: Medium Density (Biola Community Plan)
32	0.13	APN 016-480-18: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-18: Residential: Medium Density (Biola Community Plan)
33	0.13	APN 016-480-19: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-19: Residential: Medium Density (Biola Community Plan)
34	0.13	APN 016-480-20: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-20: Residential: Medium Density (Biola Community Plan)
35	0.13	APN 016-480-21: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-21: Residential: Medium Density (Biola Community Plan)
36	0.13	APN 016-480-22: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-22: Residential: Medium Density (Biola Community Plan)
37	0.13	APN 016-480-23: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-23: Residential: Medium Density (Biola Community Plan)
38	0.13	APN 016-480-24: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-24: Residential: Medium Density (Biola Community Plan)
39	0.13	APN 016-480-25: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-25: Residential: Medium Density (Biola Community Plan)
40	0.13	APN 016-480-26: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-26: Residential: Medium Density (Biola Community Plan)
41	0.13	APN 016-480-27: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-27: Residential: Medium Density (Biola Community Plan)
42	0.69	APN 016-480-28: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-28: Public Facilities (Biola Community Plan)
43	4.83	APN 016-480-29: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-29: Residential: Medium Density (Biola Community Plan)

EXHIBIT 4			
Biola Land Use Changes			
Parcel #	Acreage	Existing	Proposed
44	1	APN 016-480-30: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-30: Residential Medium High Density (Biola Community Plan)
45	0.16	APN 016-480-32: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-480-32: Residential: Medium Density (Biola Community Plan)
46	0.14	APN 016-490-01: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-01: Residential: Medium Density (Biola Community Plan)
47	0.11	APN 016-490-02: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-02: Residential: Medium Density (Biola Community Plan)
48	0.11	APN 016-490-03: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-03: Residential: Medium Density (Biola Community Plan)
49	0.11	APN 016-490-04: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-04: Residential: Medium Density (Biola Community Plan)
50	0.11	APN 016-490-05: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-05: Residential: Medium Density (Biola Community Plan)
51	0.11	APN 016-490-06: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-06: Residential: Medium Density (Biola Community Plan)
52	0.11	APN 016-490-07: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-07: Residential: Medium Density (Biola Community Plan)
53	0.15	APN 016-490-08: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-08: Residential: Medium Density (Biola Community Plan)
54	0.18	APN 016-490-10: Public Facilities: Park (Biola Community Plan)	APN 016-490-10: Residential: Medium Density (Biola Community Plan)
55	0.25	APN 016-490-11: Public Facilities: Park (Biola Community Plan)	APN 016-490-11: Residential: Medium Density (Biola Community Plan)
56	0.18	APN 016-490-12: Public Facilities: Park (Biola Community Plan)	APN 016-490-12: Residential: Medium Density (Biola Community Plan)
57	0.12	APN 016-490-13: Public Facilities: Park (Biola Community Plan)	APN 016-490-13: Residential: Medium Density (Biola Community Plan)
58	0.11	APN 016-490-14: Public Facilities: Park (Biola Community Plan)	APN 016-490-14: Residential: Medium Density (Biola Community Plan)
59	0.11	APN 016-490-15: Public Facilities: Park (Biola Community Plan)	APN 016-490-15: Residential: Medium Density (Biola Community Plan)
60	0.11	APN 016-490-16: Public Facilities: Park (Biola Community Plan)	APN 016-490-16: Residential: Medium Density (Biola Community Plan)
61	0.11	APN 016-490-17: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-17: Residential: Medium Density (Biola Community Plan)
62	0.11	APN 016-490-18: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-18: Residential: Medium Density (Biola Community Plan)
63	0.11	APN 016-490-19: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-19: Residential: Medium Density (Biola Community Plan)
64	0.16	APN 016-490-20: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-20: Residential: Medium Density (Biola Community Plan)
65	0.17	APN 016-490-21: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-21: Residential: Medium Density (Biola Community Plan)
66	0.12	APN 016-490-22: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-22: Residential: Medium Density (Biola Community Plan)



EXHIBIT 4			
Biola Land Use Changes			
Parcel #	Acreage	Existing	Proposed
67	0.12	APN 016-490-23: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-23: Residential: Medium Density (Biola Community Plan)
68	0.12	APN 016-490-24: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-24: Residential: Medium Density (Biola Community Plan)
69	0.12	APN 016-490-25: Public Facilities: Park (Biola Community Plan)	APN 016-490-25: Residential: Medium Density (Biola Community Plan)
70	0.12	APN 016-490-26: Public Facilities: Park (Biola Community Plan)	APN 016-490-26: Residential: Medium Density (Biola Community Plan)
71	0.12	APN 016-490-27: Public Facilities: Park (Biola Community Plan)	APN 016-490-27: Residential: Medium Density (Biola Community Plan)
72	0.12	APN 016-490-28: Public Facilities: Park (Biola Community Plan)	APN 016-490-28: Residential: Medium Density (Biola Community Plan)
73	0.12	APN 016-490-29: Public Facilities: Park (Biola Community Plan)	APN 016-490-29: Residential: Medium Density (Biola Community Plan)
74	0.12	APN 016-490-30: Public Facilities: Park (Biola Community Plan)	APN 016-490-30: Residential: Medium Density (Biola Community Plan)
75	0.13	APN 016-490-31: Public Facilities: Park (Biola Community Plan)	APN 016-490-31: Residential: Medium Density (Biola Community Plan)
76	0.14	APN 016-490-33: Residential: Medium Density (Reserve) (Biola Community Plan)	APN 016-490-33: Residential: Medium Density (Biola Community Plan)




### Legend

—— Streets

Parcels

## Biola Parcel Land Use Changes

Public Facilities

 Industrial: Limited

 Mix - (Northwest Reserve Overlay Site)

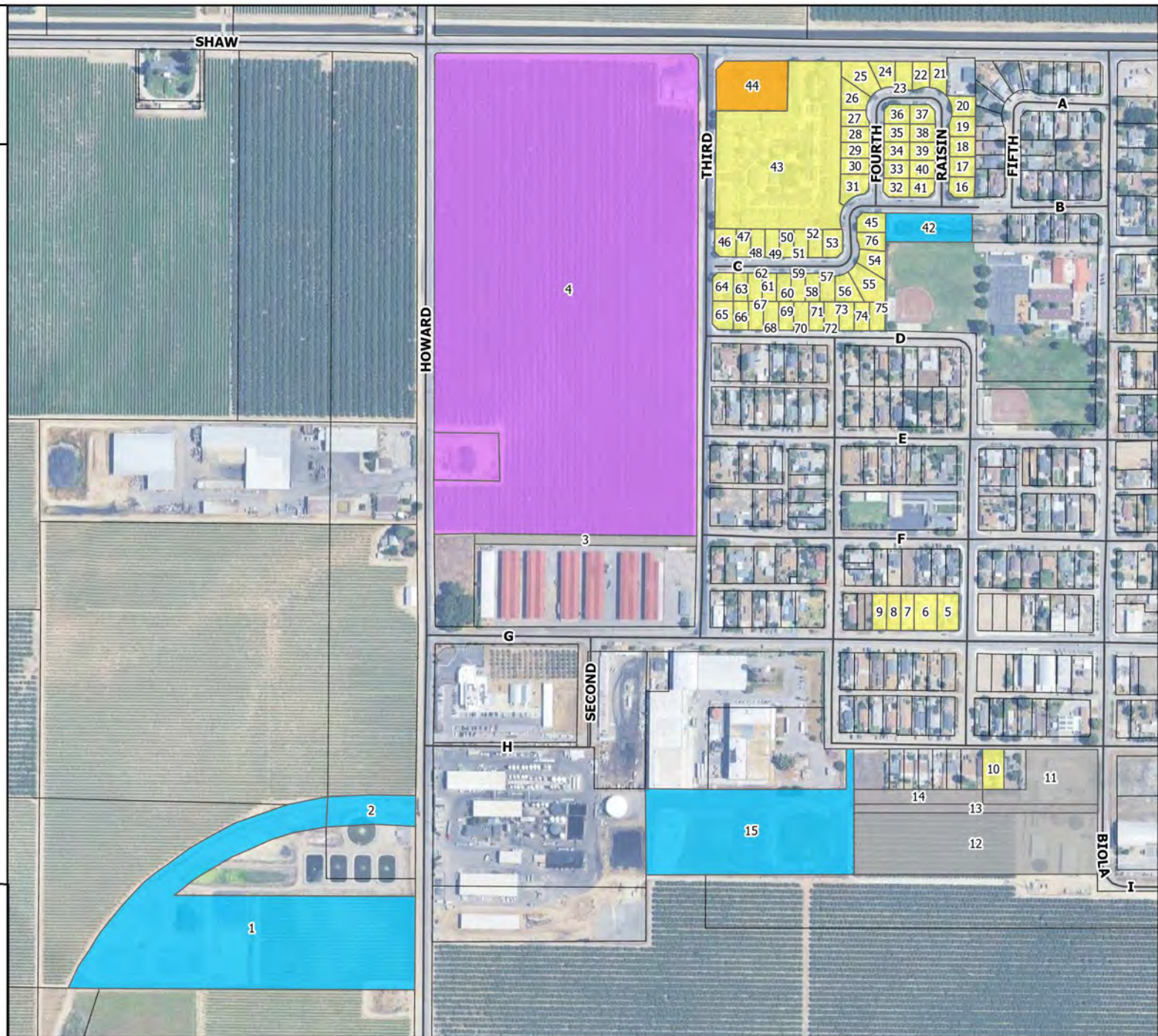
 Residential: Medium High Density

 Residential: Medium Density



Miles

0                      0.09                      0.17



## Biola - Parcel Land Use Changes Exhibit 5

## Exhibit 6

### Biola Zoning Change

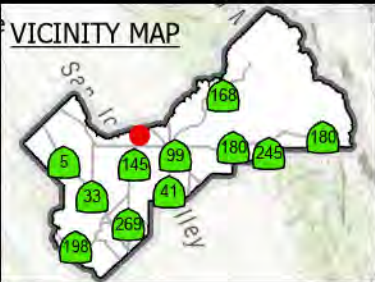
APN	Acres	Current Zoning	Proposed Zoning
016-292-07	0.22	C4 (Central Trading)	R1 (Single Family Residential)
016-292-08	0.23	C4 (Central Trading)	R1 (Single Family Residential)
016-292-09	0.13	C4 (Central Trading)	R1 (Single Family Residential)
016-292-10	0.14	C4 (Central Trading)	R1 (Single Family Residential)
016-292-11	0.14	C4 (Central Trading)	R1 (Single Family Residential)
016-300-14	0.23	M1 (Light Industrial)	R1 (Single Family Residential)
016-300-28ST	5.02	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-300-21S	4.14	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-020-13ST	3.59	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-020-15ST	0.73	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-56	0.63	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-60	0.86	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-190-73	34.23	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)
016-300-23S	0.59	AE20 (Exclusive Agricultural)	AL20 (Agricultural Limited)



LEGEND:

ID	APN
1	01630023S
2	01630021S
3	01602013ST
4	01619056
5	01629211
6	01629207
7	01629209
8	01630014
9	01629208
10	01619073
11	01630028ST
12	01629210
13	01602015ST
14	01619060

## VICINITY MAP



# ZONING CHANGES