

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

VARIANCE APPLICATION NO. 4174 and DIRECTOR REVIEW
AND APPROVAL NO. 4780

DATE AND TIME OF HEARING:

JUNE 16, 2026 AT 9:30AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JUNE 5, 2026

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

JUNE 5, 2026

ON

Carmen

Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE APPLICATION NO. 4174 and DIRECTOR REVIEW AND APPROVAL NO. 4780 filed by OMAR J. MARAVILLA. On August 14, 2025, the Fresno County Planning Commission denied this application, and on August 27, 2025, an appeal was filed by Omar J. Maravilla to the Fresno County Board of Supervisors for consideration.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, June 16, 2026, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow the creation of two substandard size parcels, a 2-acre and an 8-acre parcel (20-acres required) from an existing substandard 10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. A Director's Review and Approval (DRA) 4428 to run concurrently to allow two existing residences to remain on the 8-acre parcel. The subject parcel is located on the east side of Orange Ave., 0.25-miles south from the intersection with east Adams Ave., approximately 2.77-miles South from the City limits of the City of Fresno. (APN: 335-080-16) (ADDRESS: 7254 S. Orange Ave) (Sup. Dist. 1).

For information, contact Alyce Alvarez, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at (559) 600-9669, or email at alyalvarez@fresnocountyca.gov.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com> under the June 16, 2026, meeting at the Agenda Materials link by Wednesday, June 10, 2026.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-5473 or at soybarra@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Garry Bredefeld, Chairman
Board of Supervisors

ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
06/05/2026

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Hana Cesar, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On May 29, 2026, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for Variance Application No. 4174 and Director Review and Approval No. 4780 filed by Omar J. Maravilla
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 29th day of May 2026, in Fresno, California.



Deputy, Clerk of the Board

The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by Public Works staff.



Notice of Appeal of Planning Commission Decision

Appeal Fee: \$555.11
effective FY 2025-26
Due at Time of Appeal Filing

Appellant Instructions – Complete all sections below. Print or type, this side only.

Project Site Address

7254 S. Orange Ave Fresno CA 93725
Number Street City Zip Code Assessor's Parcel Number (APN)

Appellant Information

Name: Omar J. Manauilla
Mailing Address: 844 E Manning Ave.

Phone Number: (559) 653-8244

Is the Appellant also the project Applicant? ☐ Yes ☐ No
If no, complete Applicant Information section.

Applicant Information

Name: Yessenita Mendez
Mailing Address: 7254 S. Orange Ave.

Phone Number: (559) 832-3805

RECEIVED
AUG 27 2025

Subject of Appeal

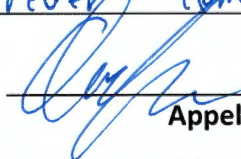
Date of Planning Commission Decision: August 14 2025
Month Day Year

CLERK. BOARD OF SUPERVISORS

I wish to appeal the Planning Commission's decision to: ☐ Approve ☒ Deny

- | | | |
|---|---|--|
| ☐ Amendment Application
No. _____ | ☒ Director Review and Approval Application
No. <u>4780</u> | ☐ Tentative Tract Map Application
No. _____ |
| ☐ Amendment to Text Application
No. _____ | ☐ General Plan Amendment Application
No. _____ | ☒ *Variance Application
No. <u>4174</u> |
| ☐ Conditional Use Permit
No. _____ | ☐ Tentative Parcel Map Application
No. _____ | ☐ Other: _____ |

Reason(s) for Appeal: (Attach additional pages if necessary) I need space to run my company.
Need to help my parents with Farming the crop. Built
a forever home for my family & I



Appellant Signature

Aug 27. 2025
Date

Return completed form and fee to the Clerk of the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, CA 93721

*Fresno County Ordinance §876.6.020(B)(2) requires that any appellant, other than the applicant, County Department Director, or Board of Supervisors member, must be a property owner within a certain distance from the Variance Application property. The Department of Public Works & Planning will verify that the ordinance requirements are met. If the requirements are not met, the appeal fee will be returned and no date for appeal hearing before the Board of Supervisors will be set.

For Office Use Only

Copy sent to: W. Kether, C. Motta,
T. Mtunge, A. Samarin
Date copy sent: 8/29/25
Hearing set for: 10/16/26



County of Fresno

BOARD OF SUPERVISORS

Chairman Garry Bredefeld District Two	Vice Chairman Luis Chavez District Three	Brian Pacheco District One	Buddy Mendes District Four	Nathan Magsig District Five	Bernice E. Seidel Clerk
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Notice of Land Use Appeal

Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE APPLICATION NO. 4174** and **DIRECTOR REVIEW AND APPROVAL NO. 4780** filed by **OMAR J. MARAVILLA**.

Note: On August 14, 2025, the Fresno County Planning Commission denied this application, and on August 27, 2025, an appeal was filed by Omar J. Maravilla to the Fresno County Board of Supervisors for consideration.

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Please see the attached map

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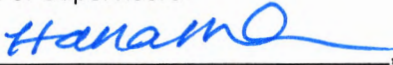
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NOTES:

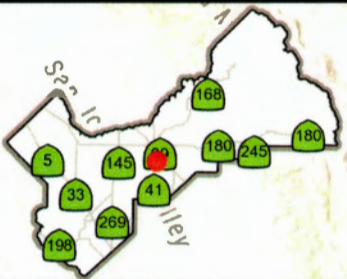
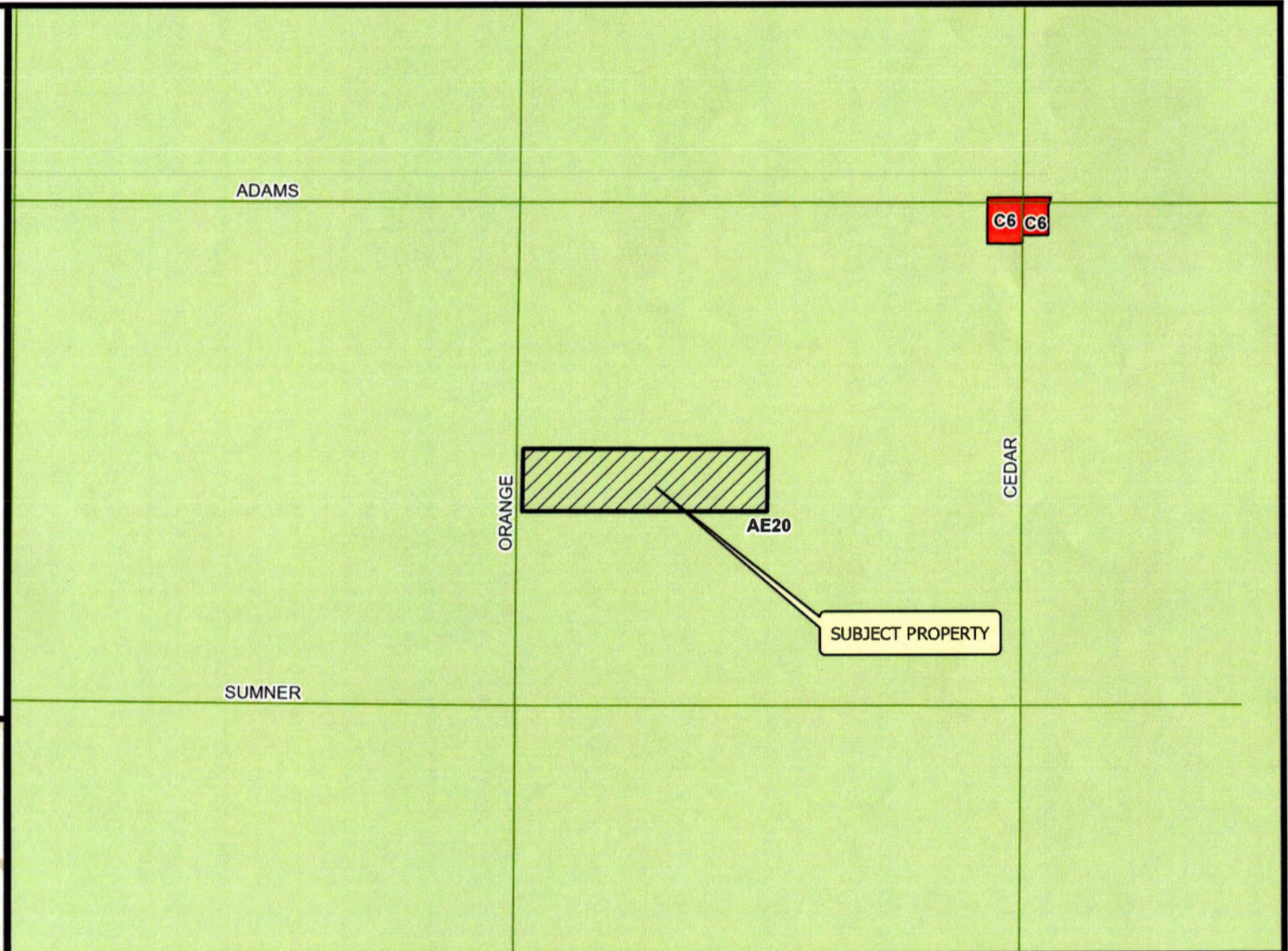
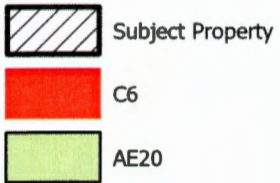
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: May 29, 2026

BERNICE E. SEIDEL
Board of Supervisors

By , Deputy

Legend



Existing Zoning Map

VA 4174 & DRA 4780
STR 14 - 15S / 20E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/16/2024

