

# 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

### Notice of Public Hearing

VARIANCE NO. 4157 and ENVIRONMENTAL REVIEW NO. 8513

DATE AND TIME OF PUBLIC HEARING:  
APRIL 23, 2024 AT 9:30 AM

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

#### MISC. NOTICE

#### STATE OF CALIFORNIA

#### COUNTY OF FRESNO

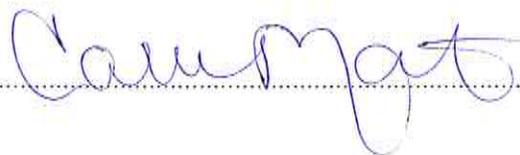
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, 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:

APRIL 12, 2024

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

APRIL 12, 2024

ON .....



Notice of Public Hearing  
Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE NO. 4157 and ENVIRONMENTAL REVIEW NO. 8513 filed by JOSE LEON-BARRAZA. On February 8, 2024, the Fresno County Planning Commission denied this application, and on February 21, 2024, an appeal was filed by Jose Leon-Barraza 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, April 23, 2024, 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 a substandard sized 2.5-acre parcel and a 17.5-acre parcel from an existing 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located east side of S. Temperance Avenue, 0.17-miles south of E. Jensen Avenue, approximately 0.63- miles southwest from the nearest city limits of the City of Fresno (APN: 316-062-02) (2250 S. Temperance Ave.) (Sup. Dist. 4).  
For information, contact Elliot Racusin, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4245. The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the April 23, 2024 meeting at the Meeting Details link by Wednesday, April 17, 2024.

**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) 600-4230 or at [jpothast@fresnocountyca.gov](mailto:jpothast@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.  
Nathan Magsig, Chairman  
Board of Supervisors  
ATTEST:  
BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
04/12/2024

## 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 April 3, 2024, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for Variance No. 4157 and Environmental Review No. 8513 filed by Jose Leon-Barraza.
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 3<sup>rd</sup> day of April 2024, in Fresno, California.



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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.



RECEIVED  
FEB 21 2024

CLERK. BOARD OF SUPERVISORS

**For Office Use Only**  
Date received: 2-21-24  
Copied to: Will Kettler, Chris Motta  
Date copy sent: 2-21-24 David Randall,  
Hearing set for: 4/23/2024 Alison Samson

**NOTICE OF APPEAL OF PLANNING COMMISSION DECISION**

Date: 2-21-2024

Appeal Fee: \$508 – Due when filing appeal

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE

**Project Site Address**

2250	South Temperance	Fresno	93725	316-062-02
Number	Street	City	Zip	Assessor's Parcel Number

**Appellant's Information**

Name: Jose Leon-Barraza  
Mailing Address: 5288 E. Heaton Avenue  
Fresno CA 93727  
Telephone: 559-301-0695

**Applicant's Information**  check if same as Appellant)

Name: Silvestre Arias  
Mailing Address: P O Box 7620  
Fresno CA 93747  
Telephone 559-217-1830

**Subject of Appeal**

I wish to appeal the Planning Commission's decision to  Approve  Deny *(Planning Commission denied)*

Variance Application No.\* 4157  
Conditional Use Permit No. \_\_\_\_\_  
Director Review and Approval Application No. \_\_\_\_\_  
Tentative Tract Application No. \_\_\_\_\_  
Amendment Application No. \_\_\_\_\_  
Amendment to Text Application No. \_\_\_\_\_  
Other: Environmental review No. 8513

Date of Planning Commission Action February 8, 2024

Reason(s) for Appeal (Attach additional sheets if necessary)

We believe our application complies with the necessary findings to approve Variance Application 4157 as stated in our application. We believe the proposed use under our application will continue its agricultural use for my sons and grandkids for generations to come. The authorization to allow my three sons to build their homes further strengthens their ability to help their father to continue its current agricultural operations and enjoy the family of being together.

Jose Leon-Barraza  
Appellant's Signature

\* Fresno County Zoning Ordinance § 877(c) 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 and 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.

Please return completed form to Clerk of the Board, 2281 Tulare Street, Room 301, Fresno, CA 93721.



Chairman  
**Nathan Magsig**  
District Five

Vice Chairman  
**Buddy Mendes**  
District Four

**Brian Pacheco**  
District One

**Steve Brandau**  
District Two

**Sal Quintero**  
District Three

**Bernice E. Seidel**  
Clerk

## Notice of Land Use Appeal

Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE NO. 4157** and **ENVIRONMENTAL REVIEW NO. 8513** filed by **JOSE LEON-BARRAZA**.

Note: On February 8, 2024, the Fresno County Planning Commission denied this application, and on February 21, 2024, an appeal was filed by Jose Leon-Barraza 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**, the **23rd day of April 2024**, at the hour of **9:30 A.M. (or as soon thereafter as possible)**, in 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 matter:

**Allow the creation of a substandard sized 2.5-acre parcel and a 17.5-acre parcel from an existing 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located east side of S. Temperance Avenue, 0.17-miles south of E. Jensen Avenue, approximately 0.63- miles southwest from the nearest city limits of the City of Fresno (APN: 316-062-02) (2250 S. Temperance Ave.) (Sup. Dist. 4).**

Please see attached map

For information, contact **Elliot Racusin**, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4245**.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the April 23, 2024, meeting at the Meeting Details link by Wednesday, April 17, 2024.

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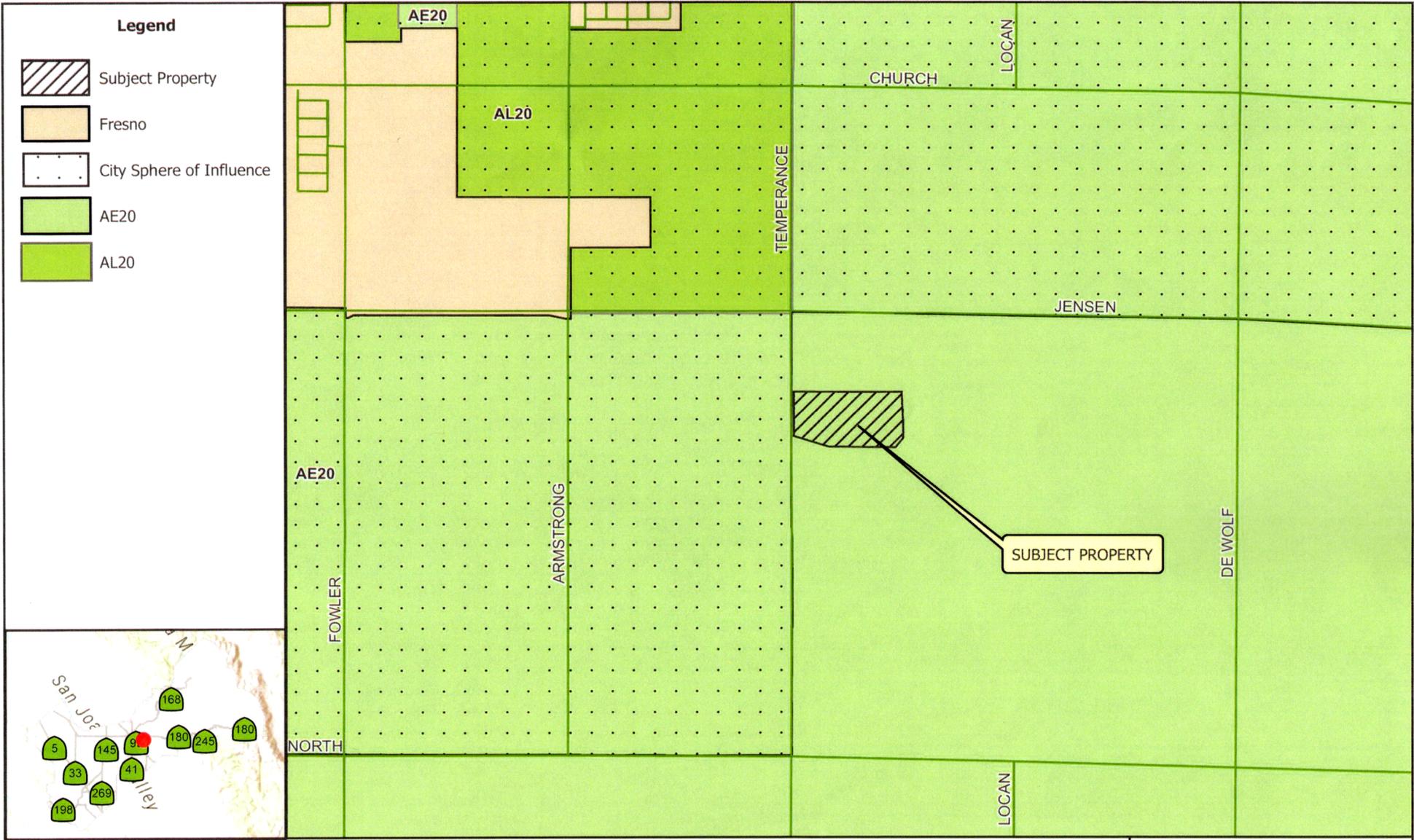
NOTES:

- 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: April 3, 2024

BERNICE E. SEIDEL  
Board of Supervisors

By , Deputy

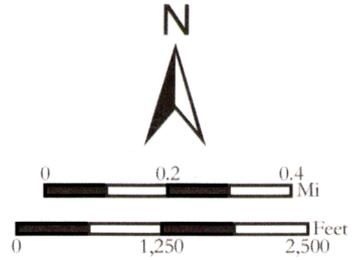


# Existing Zoning Map

VA 4157  
STR 23 - 14S / 23E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 11/13/2023



ITEM #13 - April 23, 2024

4/23/2024  
Item #13  
RECEIVED  
APR 22 2024

DATE: April 18, 2024

TO: Fresno County Board of Supervisors

CLERK. BOARD OF SUPERVISORS

RE: Letter in Support of Variance Application #4157 filed by Silvestre Arias for Property Located at 2250 S. Temperance Avenue, (District 4) Scheduled for April 23, 2024.

We support the approval of Variance Application #4157 to create a 2.5-acre parcel and 17.5-acre parcel from an existing 20-acre parcel from an existing 20-acre parcel in the AE-20 Zone District. The proposed creation of these parcels would allow Mr. Arias the construction of three additional homes to be occupied by his three sons. One new home would be located on the 2.5-acre parcel where he currently lives. The other two new homes would be located on the 17.5-acre parcel.

We consider Mr. Arias a good neighbor and we believe the addition of new homes for his sons will be a positive improvement of this neighborhood as he and his family plan to continue to use this entire site for agricultural purposes and agricultural research. Mr. Arias has learned how to create new fruit tree varieties as an employee of John Garabedian an expert in this field and with the help of his sons, he plans to continue this research work creating new fruit tree varieties on this site. Mr. Arias is currently a manager of the Fowler Packing Company.

We strongly urge your Board to approve this important Variance Application that allows Mr. Arias and his family to fully receive the property benefits associated with owning this parcel.

Thank you for consideration and approval of this matter.

Name	Address	Fresno 93725

ITEM # <sup>13</sup> 12 - April 23, 2024

4/23/2024  
Item #13  
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Name	Address	93728

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Name Address

6385 E North ave Fresno 93728

ITEM # 12-<sup>13</sup> April 23, 2024

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Thank you for consideration and approval of this matter.

Matt Melkonian

Name

2730 S. Dewolf Ave

Address

Sanger, CA. 93657

ITEM # ~~12~~<sup>13</sup> - April 23, 2024

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5698 E NORTH AVE FRESNO 93725

Name

Address

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Thank you for consideration and approval of this matter.

Alfonso S. Jimenez 7486 E. Jensen Ave  
Name Address Fresno CA 93737



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David Vasquez                      13942 E North ave San Jose ca  
Name                                      Address                                      93657

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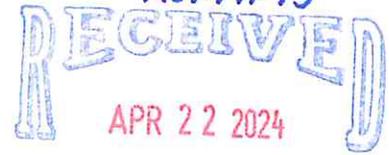
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Costavo Buenabad E. 2399, S Temperance Ave 93725  
Name Address



4/23/2024  
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Jaime Eduardo Tolon 2334 South Temperance  
Name Address 93725

4/23/2024  
Item #13

MEM # ~~12~~<sup>13</sup> - April 23, 2024

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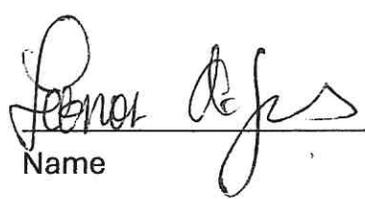
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Name

Address

7486 E. Jensen Ave.  
Fresno, CA 93737



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TO: Fresno County Board of Supervisors

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We support the approval of Variance Application #4157 to create a 2.5-acre parcel and 17.5-acre parcel from an existing 20-acre parcel from an existing 20-acre parcel in the AE-20 Zone District. The proposed creation of these parcels would allow Mr. Arias the construction of three additional homes to be occupied by his three sons. One new home would be located on the 2.5-acre parcel where he currently lives. The other two new homes would be located on the 17.5-acre parcel.

We consider Mr. Arias a good neighbor and we believe the addition of new homes for his sons will be a positive improvement of this neighborhood as he and his family plan to continue to use this entire site for agricultural purposes and agricultural research. Mr. Arias has learned how to create new fruit tree varieties as an employee of John Garabedian an expert in this field and with the help of his sons, he plans to continue this research work creating new fruit tree varieties on this site. Mr. Arias is currently a manager of the Fowler Packing Company.

We strongly urge your Board to approve this important Variance Application that allows Mr. Arias and his family to fully receive the property benefits associated with owning this parcel.

Thank you for consideration and approval of this matter.

<u>David Johnson</u>	<u>15870 E. McKinley Ave.</u>
Name	Address <u>Sanger, Ca. 93857</u>

4/23/2024  
Item # 13

RECEIVED  
APR 22 2024

ITEM # 12<sup>13</sup> - April 23, 2024

CLERK. BOARD OF SUPERVISORS

DATE: April 18, 2024

TO: Fresno County Board of Supervisors

RE: Letter in Support of Variance Application #4157 filed by Silvestre Arias for Property  
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We strongly urge your Board to approve this important Variance Application that allows Mr. Arias and his family to fully receive the property benefits associated with owning this parcel.

Thank you for consideration and approval of this matter.



4849 E Clinton  
Fresno, Ca 93703

Name

Address

ITEM # <sup>13</sup> 12- April 23, 2024

4/23/2024  
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APR 22 2024

DATE: April 18, 2024

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Thank you for consideration and approval of this matter.

José Mejía 1690 S Highland Ave Sanger 93657  
Name Address



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Charles A. Shaheen 5860 E. CLUB VIEW DR, FRESNO  
Name Address OR 93727

MEM # <sup>13</sup> ~~12~~ April 23, 2024

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Name

Address

5885 E Club View Dr.  
Fresno, CA 93727

ITEM #12<sup>13</sup> - April 23, 2024

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Name	Address
Juan R Hernandez	1821 So. Claremont Ave Fresno, Ca 93727
	

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Cynthia L. Shaheen  
 Cynthia L. Shaheen 5860 E. Club View Dr.  
 Name Address Fresno, CA 93727

ITEM # 12-13 April 23, 2024

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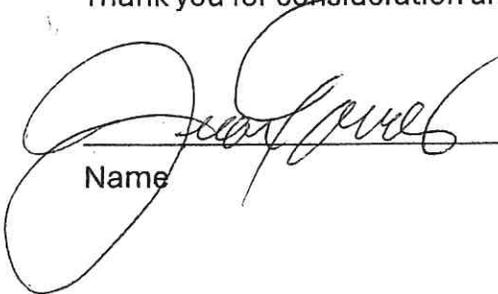
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 5884 E. Club View Dr.  
Name Address Fresno, Ca 93727

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<u>Bill Buehler</u>	<u>5849 E. Club View Dr</u>
Name	Address
	Fresno, Ca 93727

Item # 12-<sup>13</sup> April 23, 2024

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Eduardo Medina	3511 McCall Ave Selma Ca 93662
Name	Address



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ARMANDO GONZALEZ 12290-S-ORANGE AV Fresno  
Name Address

93725-2

ITEM # <sup>13</sup> 12 - April 23, 2024

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GUSTAVO RUIZA 3233 S. WEST AVE FRESNO CA 93706  
Name Address

4/23/2024  
Item #13  
ITEM # 12<sup>13</sup> - April 23, 2024

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Name

4157 N. Woodrow Ave. 93726

Address

14EM # <sup>13</sup> 12 - April 12, 2024

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Thank you for consideration and approval of this matter.

Sandra Guerrero      2145. 5th St Fowler CA 95625

Name

Address

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<i>Elsa J Lem</i>	<i>3288 E. Heaton Ave, Fresno Ca 93727</i>
Name	Address
	<i>District 5</i>

ITEM <sup>13</sup> - April 23, 2024

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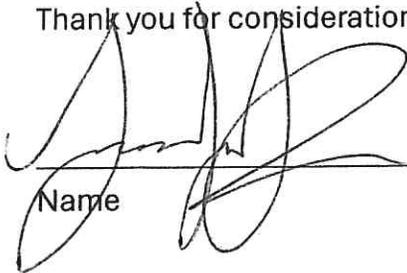
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Name

2021 Valley View

Address



4/23/2024  
Item #13

ITEM # <sup>13</sup> 12 - April 23, 2024



DATE: April 18, 2024

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Thank you for consideration and approval of this matter.

13757E Amigo DR Parker CA 93648

Name

Address

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Ara De Leon

5825 E Hamilton Ave

Fresno, Ca  
93727

Name

Address

DATE: April 18, 2024

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CLERK. BOARD OF SUPERVISORS

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We consider Mr. Arias a good neighbor and we believe the addition of new homes for his sons will be a positive improvement of this neighborhood as he and his family plan to continue to use this entire site for agricultural purposes and agricultural research. Mr. Arias has learned how to create new fruit tree varieties as an employee of John Garabedian an expert in this field and with the help of his sons, he plans to continue this research work creating new fruit tree varieties on this site. Mr. Arias is currently a manager of the Fowler Packing Company.

We strongly urge your Board to approve this important Variance Application that allows Mr. Arias and his family to fully receive the property benefits associated with owning this parcel.

Thank you for consideration and approval of this matter.

Salvador Gonzalez Fuentes 389 W Huntman Reedy 93654

Name

Address

ITEM # 12<sup>13</sup> - April 23, 2024

4/23/2024  
Item #13

RECEIVED  
APR 22 2024

DATE: April 18, 2024

TO: Fresno County Board of Supervisors

CLERK. BOARD OF SUPERVISORS

RE: Letter in Support of Variance Application #4157 filed by Silvestre Arias for Property Located at 2250 S. Temperance Avenue, (District 4) Scheduled for April 23, 2024.

We support the approval of Variance Application #4157 to create a 2.5-acre parcel and 17.5-acre parcel from an existing 20-acre parcel from an existing 20-acre parcel in the AE-20 Zone District. The proposed creation of these parcels would allow Mr. Arias the construction of three additional homes to be occupied by his three sons. One new home would be located on the 2.5-acre parcel where he currently lives. The other two new homes would be located on the 17.5-acre parcel.

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We strongly urge your Board to approve this important Variance Application that allows Mr. Arias and his family to fully receive the property benefits associated with owning this parcel.

Thank you for consideration and approval of this matter.

Name	Carolyn Alberta	Address	5878 E Club View Dr, Fresno Ca 93727
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4/23/2024

Item #13

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Thank you for consideration and approval of this matter.

Ediardo De Leon

5825 E Hamilton Ave

Fresno, Ca  
93727

Name

Address

