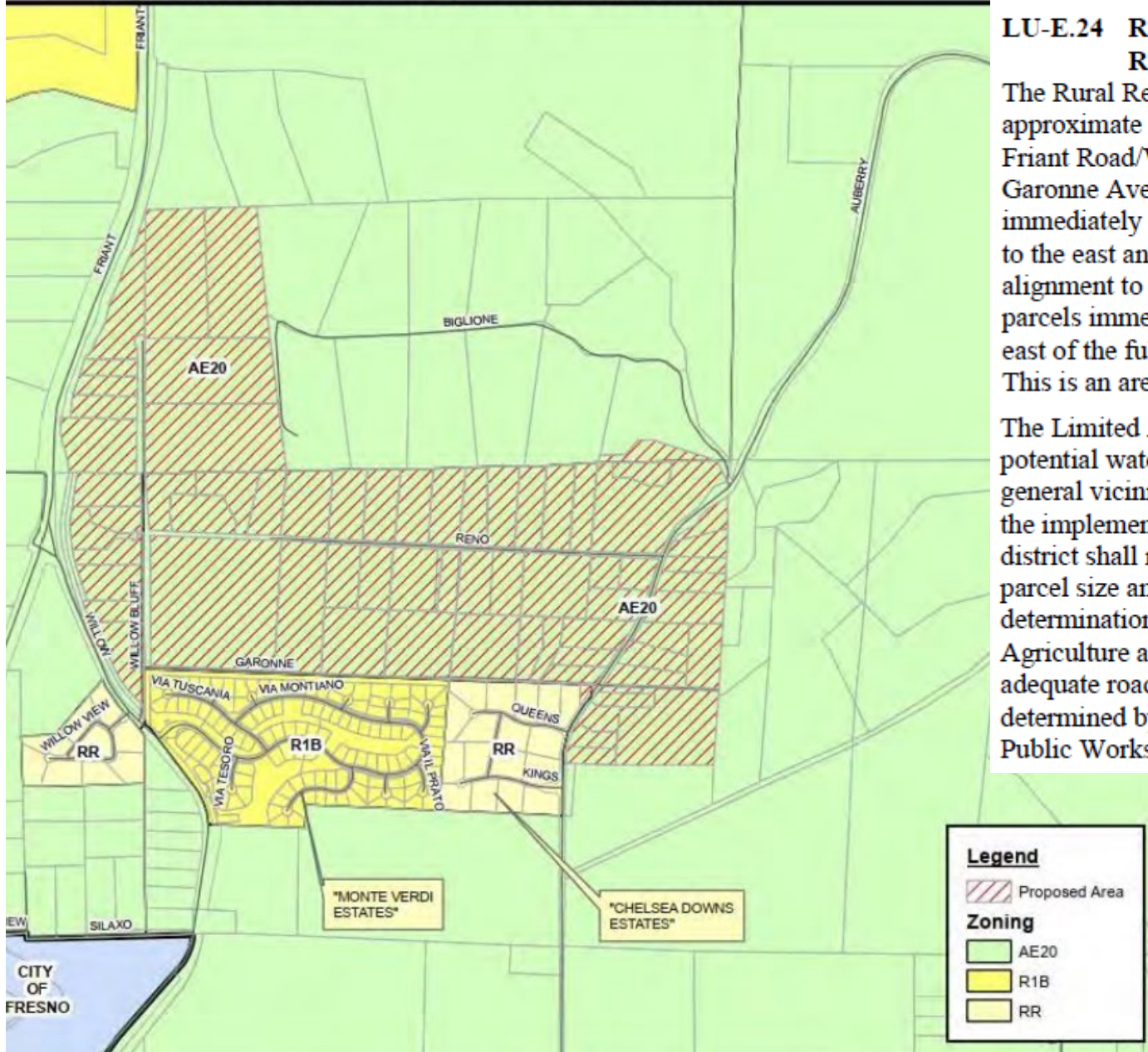


PROPOSED RENO ROAD / WILLOW BLUFF FIVE-ACRE RURAL RESIDENTIAL DESIGNATION



RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

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

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

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

Jkm # 8
3-3-2024

Fresno County Board of Supervisors
2281 Tulare, Room #301
Fresno, CA 93721

March 4, 2024

RE: Item No. 8 on the Board of Supervisors Agenda for March 4, 2024: Appeal of the Planning Commission's denial of Variance Application No. 4181

Dear Members of the Board of Supervisors:

This particular variance request came before the Planning Commission last August. When I read the staff report, I was taken aback by a chart printed on page 3 that identified four similar variance requests within one-half mile of the subject property approved by the Commission during the last ten years. In each case, staff concluded that findings could not be made and recommended denial, and in each case, Planning Commissioners came to the opposite conclusion and approved the requests.

This difference in comprehension troubled me, so I read the staff reports for those earlier requests. Having done so, I came to the conclusion that your planning staff knew what it was doing — understood the law perfectly — but Planning Commissioners did not. So I took the opportunity afforded by this application to educate the Commission. Commissioners took seriously what I had to say. They understood, agreeing with staff that this variance application cannot be approved.

Your staff are experts in land use planning. They have explained with clarity why this variance application must be denied. They have pointed out that Land Use Policy LU-E.24, adopted by your Board in 2024, limits parcel size to no less than 5-acres and that dividing the property into parcels of lesser size through a variance would not be legal. Equally importantly, your staff has shown that the applicant has failed to provide valid justifications for granting the variance and has not provided any relevant evidence in support of the need to preserve a property right. Simply put, at present, there's no credible evidence to support making Findings 1, 2 and 4, no support for approving the variance.

Now quite frankly, I do not trust your Board to do what's right under the law. Given the overwhelming evidence that findings cannot be made, to approve the variance, you will need to explicitly describe new, credible evidence in support of each finding. To simply say "I can make the findings" and approve the variance without support for your conclusion would not be legal, and to invent evidence that is clearly nonsensical or opposed to known facts would not be ethical.

I see this variance application as a test — to see whether your Board will support the General Plan as recently revised, comply with planning law, recognize the validity of staff's analysis and accept the legitimacy of the Planning Commission's decision.

Thank you,

Radley Reep
radleyreep@netzero.net

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, 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 February 13, 2026, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for Variance Application No. 4181 and Initial Study 8658.
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 13th day of February, 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.



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

Notice of Land Use Appeal

Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE APPLICATION NO. 4181** and **INITIAL STUDY 8658** filed by **JD INVESTMENTS**.

Note: On August 14, 2025, the Fresno County Planning Commission denied this application, and on August 22, 2025, an appeal was filed by JD Investments 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 3rd day of March, 2026**, 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 two 2.55-acre parcels from an existing 5.09-acre parcel (minimum 20-acres required) in the AL-20 (Limited Agricultural 20-acre minimum parcel size) zone. The subject parcel is located on the west side of Willow Bluff, approximately 0.65 miles from the City limits of the City of Fresno (APN: 579-050-16) (12739 Willow Bluff) (Sup. Dist. 5).

Please see Map on Reverse Side

For information, contact **Arianna Brown**, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at **(559) 600-4245**, or email at abrown@fresnocountyca.gov.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com> under the March 3, 2026 meeting at the Agenda Materials link by Wednesday, February 25, 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.

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.

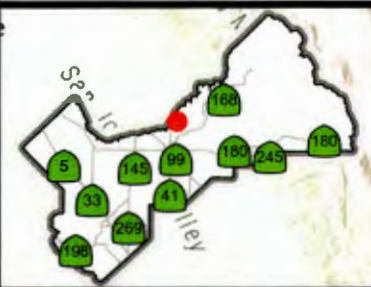
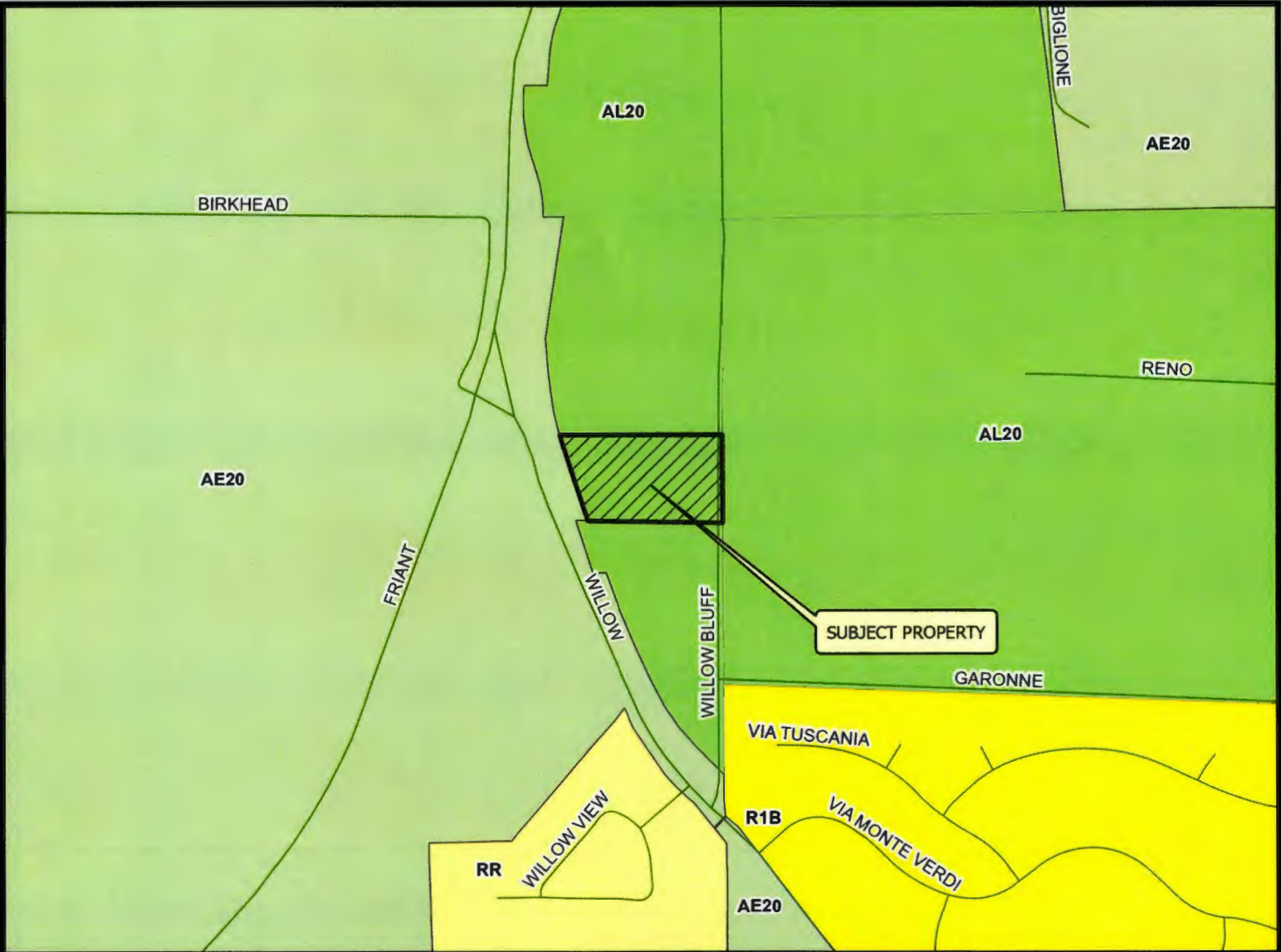
DATED: February 13, 2026

BERNICE E. SEIDEL
Board of Supervisors

By *Alexandra Kim*, Deputy

Legend

-  Subject Property
-  AE20
-  AL20
-  R1B
-  RR

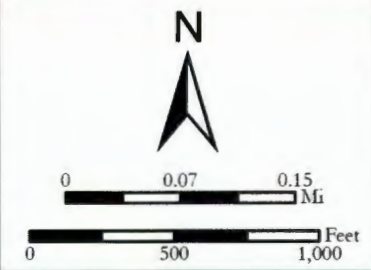


Existing Zoning Map

VA 4181
STR 1 - 12S / 20E

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 1/10/2025



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 APPLICATION NO. 4181 and INTIAL STUDY 8658

DATE AND TIME OF HEARING:

March 3, 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:

FEBRUARY 20, 2026

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

FEBRUARY 20, 2026

ON

Notice of Public Hearing
Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE APPLICATION NO. 4181 and INTIAL STUDY 8658 filed by JD INVESTMENTS. On August 14, 2025, the Fresno County Planning Commission denied this application, and on August 22, 2025, an appeal was filed by JD Investments to the Fresno County Board of Supervisors for consideration.
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Garry Bredefeld, Chairman
Board of Supervisors
ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
02/20/2026