

25-1370

Recording Requested by Fresno County Board of  
Supervisors

When recorded return to  
Fresno County  
Department of Public Works and Planning  
Stop # 214  
RLCC No. 1054  
Attention Policy Planning Unit,  
Dominique Navarrette

No Recording Fee Pursuant to Government Code Sections 6103,  
27383, 27388.1(a)(2)(D) (AB 110, SB 2)

RESOLUTION APPROVING PARTIAL CANCELLATION OF  
AGRICULTURAL LAND CONSERVATION CONTRACT NO. 2809  
(RLCC No. 1054)

*This page added to provide adequate space for the above information only.*  
(Government Code 27361.6)

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA

IN THE MATTER OF  
AGRICULTURAL LAND  
CONSERVATION CONTRACT

RESOLUTION APPROVING PARTIAL  
CANCELLATION OF AGRICULTURAL  
LAND CONSERVATION CONTRACT NO.  
2809 (RLCC No. 1054)

WHEREAS, Agricultural Land Conservation Contract (ALCC) No. 2809 was entered into between Max Kawano and Fumi Kawano and the County of Fresno, recorded February 05, 1971, as Instrument Number 8824 in the Official Records of Fresno County, California, and succeeded to by Colin Kawano., more commonly referred to as ALCC No. 2809; and

WHEREAS, Orlando Ramirez on behalf of the current land owner, Colin Kawano, (the "Applicant"), has submitted a petition to the Board of Supervisors ("Board") to remove a 1.27-acre portion of a 39.38-acre parcel subject to ALCC No. 2809 to allow creation of a 1.27-acre parcel for residential use; and

WHEREAS, the Board considered the partial cancellation petition at a public hearing held on December 9, 2025, and at the conclusion of the public hearing approved the cancellation petition based on its ability to make all the five required Findings listed under Section 51282(b) of the Government Code as follows:

1. That the cancellation is for land on which a Notice of Nonrenewal has been recorded pursuant to Section 51245 of the Government Code; and

2. That the cancellation is not likely to result in the removal of adjacent lands from agricultural use; and

3. That the cancellation is for an alternative use that is consistent with the policies of the County General Plan; and

1                   4.       That the cancellation will not result in discontinuous patterns of urban  
2 development; and

3                   5.       That there is no proximate non-contracted land that is both available  
4 and suitable for the use to which it is proposed that the contracted land be put, or that  
5 development of the contracted land would provide more contiguous patterns of urban  
6 development than development of proximate non-contracted land; and

7               WHEREAS, in accordance with Section 51283(a) of the Government Code, the  
8 County Assessor has determined and certified to this Board the cancellation valuation for  
9 determination of the Cancellation Fee; and

10               WHEREAS, this Board has certified the Cancellation Fee to be in the amount of  
11 \$13,750.00; and

12               NOW, THEREFORE BE IT RESOLVED, that the Board hereby finds that all of the  
13 five Findings listed under Section 51282(b) of the Government Code can be, and are hereby,  
14 made for this partial cancellation of ALCC No. 2809 as to a 1.27-acre portion of the 39.38-  
15 acre parcel known as APN 385-102-02S subject to ALCC No. 2809; and

16               BE IT FURTHER RESOLVED, that the partial cancellation of this Contract be and is  
17 hereby approved for a 1.27-acre portion of ALCC No. 2809 as described on the attached  
18 legal description (Exhibit "A"), subject to the following condition:

19                       The Applicant shall pay the Cancellation Fee in the amount of \$13,750.00, as  
20 determined by the County Assessor and certified by the Board for issuance of a Certificate of  
21 Cancellation by the Board. The Cancellation Fee shall be paid, and a Certificate of  
22 Cancellation issued and recorded prior to approval of the Parcel Map to create the proposed  
23 1.27-acre parcel. If the Cancellation Fee is not paid within one year of issuance of the  
24 Certificate of Tentative Cancellation, the Cancellation Fee must be re-computed by the  
25 Assessor's Office and re-certified by the Board.

26               BE IT FURTHER RESOLVED, that the Chair of the Board is authorized to execute a  
27 Certificate of Tentative Cancellation, and upon satisfaction of Conditions of Approval stated in  
28

1 the Certificate of Tentative Cancellation, to execute a Certificate of Partial Cancellation for  
2 the 1.27-acre portion of ALCC No. 2809

3 THE FOREGOING, was PASSED and ADOPTED by the following vote of the  
4 Board of Supervisors of the County of Fresno this 9<sup>th</sup> day of December, 2025, to-wit:

5 AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco

6 NOES: None


7 ABSENT: None

8 ABSTAINED: None

9 

Ernest C. Mendes, Chairman of the Board of  
Supervisors of the County of Fresno

11 ATTEST:  
12 Bernice E. Seidel  
13 Clerk of the Board of Supervisors  
14 County of Fresno, State of California

15 BY   
16 Deputy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

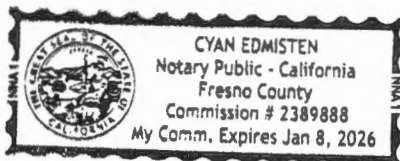
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Fresno )  
On 12/09/2025 before me, Cyan Edmisten, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Ernest C. Mendes  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cyan Edmisten  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# Exhibit "A"

## APN 385-102-02S LEGAL DESCRIPTION


THE SOUTH 270' AND THE EAST 382.60' OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854; EXCEPTING THEREFROM THE EAST 161.60;

EXCEPT THEREON ONE-HALF OF THE OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN THE DEED FROM HENRY T. ANDERSON AND NOEMI ANDERSON, HIS WIFE, TO MAX KAWANO, A SINGLE MAN, DATED JANUARY 25, 1951, RECORDED FEBRUARY 16, 1951, IN BOOK 2971, PAGE 231 OF OFFICIAL RECORDS DOCUMENT NO. 9965.

CONTAINING 1.3 ACRES, MORE OR LESS.



PROJECT SURVEYOR:

  
CHRISTOPHER T MUZNY PLS 9188

8/20/24

DATE