

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. 4156 and INITIAL STUDY NO. 8482

DATE AND TIME OF PUBLIC HEARING:
NOVEMBER 18, 2025 AT 9:30AM

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

MISC. NOTICE

Notice of Public Hearing
Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE APPLICATION NO. 4156 and INITIAL STUDY NO. 8482 filed by ORLANDO RAMIREZ, RAMIREZ LAND PLANNING. On July 24, 2025, the Fresno County Planning Commission denied this application, and on August 6, 2025, an appeal was filed by Colin Kawano to the Fresno County Board of Supervisors for consideration.

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.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, November 18, 2025, 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 one substandard size parcel (1.27-acres) and a 38.11-acre parcel from an existing 39.38-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of E. Caruthers Ave., between S. DeWolf Avenue and State Route 43 (Highland Avenue), approximately 0.9-miles south of the City of Selma. (APN: 385-102-02s) (8420 E. Caruthers Ave.) (Sup. Dist. 4).

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 November 18, 2025, meeting at the Agenda Materials link by Wednesday, November 12, 2025.

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.
Ernest Buddy Mendes, Chairman
Board of Supervisors
ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
11/07/2025

STATE OF CALIFORNIA

COUNTY OF FRESNO

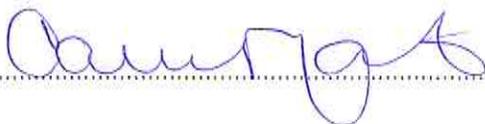
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California,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

NOVEMBER 7, 2025

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

NOVEMBER 7, 2025

ON



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 October 31, 2025, I served the attached Notice of Land Use Appeal before the Board of Supervisors of the County of Fresno on Variance Application No. 4156 and Initial Study No. 8482 filed by Orlando Ramirez.
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 31st day of October 2025, 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 the Department of Public Works and Planning staff.



County of Fresno

BOARD OF SUPERVISORS

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District Four

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Clerk

Notice of Land Use Appeal

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Please see Map on Reverse Side

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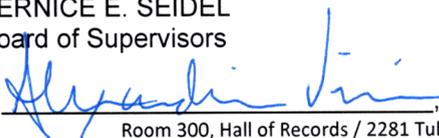
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NOTES:

- 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: October 31, 2025

BERNICE E. SEIDEL
Board of Supervisors

By  Deputy

Room 300, Hall of Records / 2281 Tulare Street / Fresno, California 93721-2198 / (559) 600-3529 / FAX (559) 600-1608 / 1-800-742-1011
The County of Fresno is an Equal Employment Opportunity Employer



<h1>Existing Zoning Map</h1>	
VA4156 & IS8482 STR 13 - 15 / 20	2023
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division Person Prepared by : chuvang On Date : 9/26/2023	

