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OCT 03 2017

CLERK. BOARD OF SUPERVISORS

**For Office Use Only**

Date received: 10/31/17  
Copied to: Keller, Motta, Wille  
Date copy sent: 10/31/17  
Hearing set for: 11/14/17

**NOTICE OF APPEAL OF PLANNING COMMISSION DECISION**

Date: 10-3-17 CT

Appeal Fee: \$508 – Due when filing appeal

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

**Project Site Address**

22212 E. SOUTH AVE. REEDLEY CA. 307-070-50  
Number Street City Zip Assessor's Parcel Number

**Appellant's Information**

Name: CERES MANAGEMENT GROUP

Mailing Address:

400 SEVENTH ST., MANHATTAN BEACH, CA 90266

Telephone: N/A

**REPRESENTATIVE  
Applicant's Information**

☐ check if same as Appellant)

Name: DIRK POESCHEL

Mailing Address:

Telephone 445-0374 dirkedpks.com

**Subject of Appeal**

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

Variance Application No.\* 3998  
Conditional Use Permit No. \_\_\_\_\_  
Director Review and Approval Application No. \_\_\_\_\_  
Tentative Tract Application No. \_\_\_\_\_  
Amendment Application No. \_\_\_\_\_  
Amendment to Text Application No. \_\_\_\_\_  
Other: \_\_\_\_\_

Date of Planning Commission Action 21 CT  
SEPT. 28, 2017

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

THE REQUIRED FINDINGS CAN BE MADE. THE PROJECT  
IS CONSISTENT WITH THE GENERAL PLAN AND IS NOT  
DETRIMENTAL TO AGRICULTURE.

Dirk Poeschel

Appellant's Signature / **REPRESENTATIVE**

\* 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 to the Board, 2281 Tulare Street, Room 301, Fresno, CA 93721.



# County of Fresno

## BOARD OF SUPERVISORS

Chairman  
**Brian Pacheco**  
District One

Vice Chairman  
**Sal Quintero**  
District Three

**Andreas Borgeas**  
District Two

**Buddy Mendes**  
District Four

**Nathan Magsig**  
District Five

**Bernice E. Seidel**  
Clerk

Notice of hearing before the Board of Supervisors of the County of Fresno on **INITIAL STUDY APPLICATION NO. 7160** and **VARIANCE APPLICATION NO. 3998** filed by **CERES MANAGEMENT GROUP**. Note: On September 21, 2017, the Fresno County Planning Commission denied this application, and on October 3, 2017, an appeal was filed by Ceres Management Group 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 14th day of November, 2017**, at the hour of **9:00 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 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50, 87S). Adopt the Negative Declaration prepared for Initial Study Application No. 7160 and take action on Variance Application No. 3998 with Findings and Conditions.**

Please see map on reverse side

For information contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4204**, email **eahmad@co.fresno.ca.us**.

The Agenda and Staff Reports will be on the Fresno County web site  
<https://fresnocounty.legistar.com/Calendar.aspx> by Wednesday, November 8, 2017 by 6:00 p.m.

### 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.

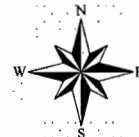
DATED: October 25, 2017

**BERNICE E. SEIDEL**  
Board of Supervisors

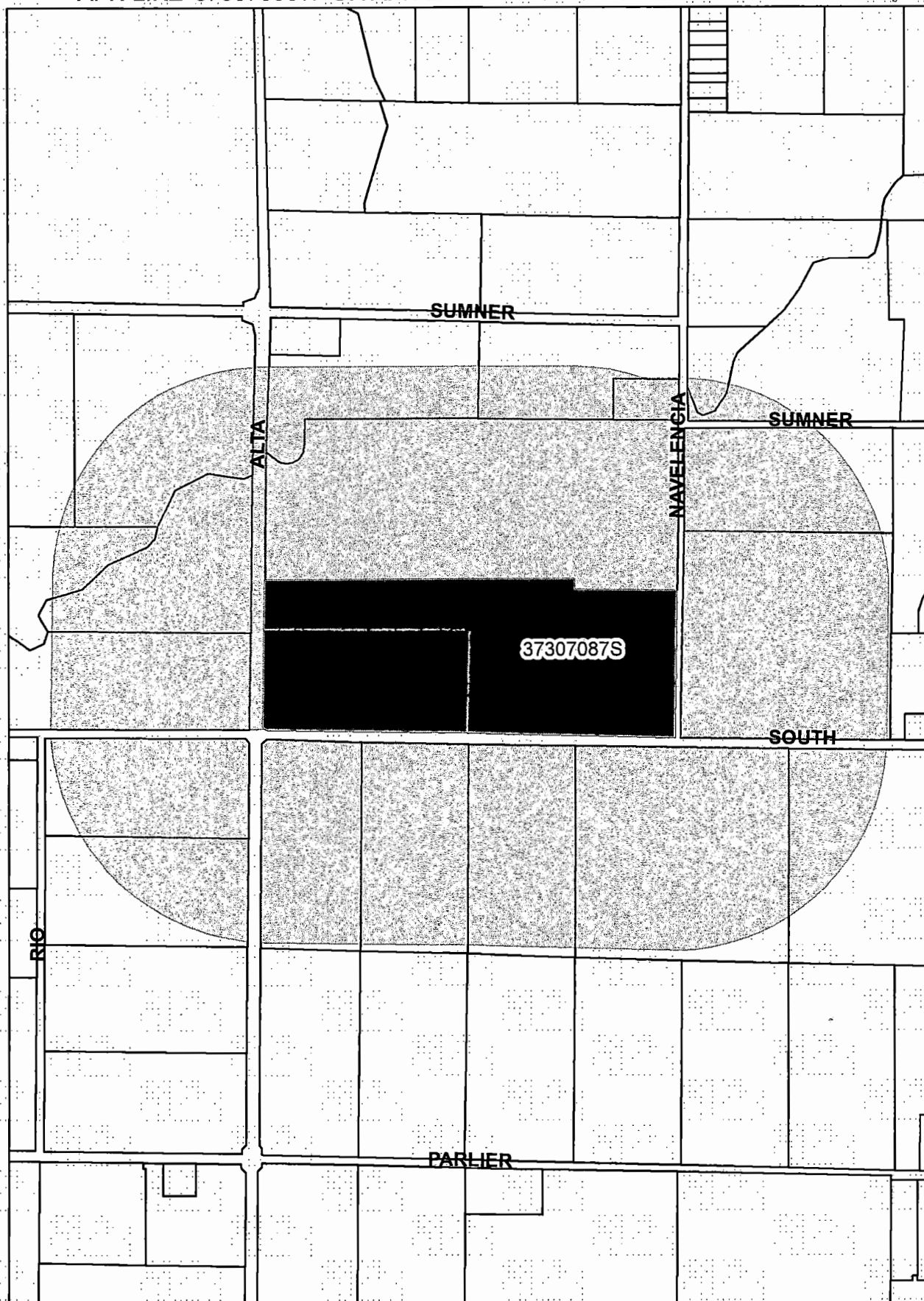
By *Rose Cuyf*, Deputy



VA3998



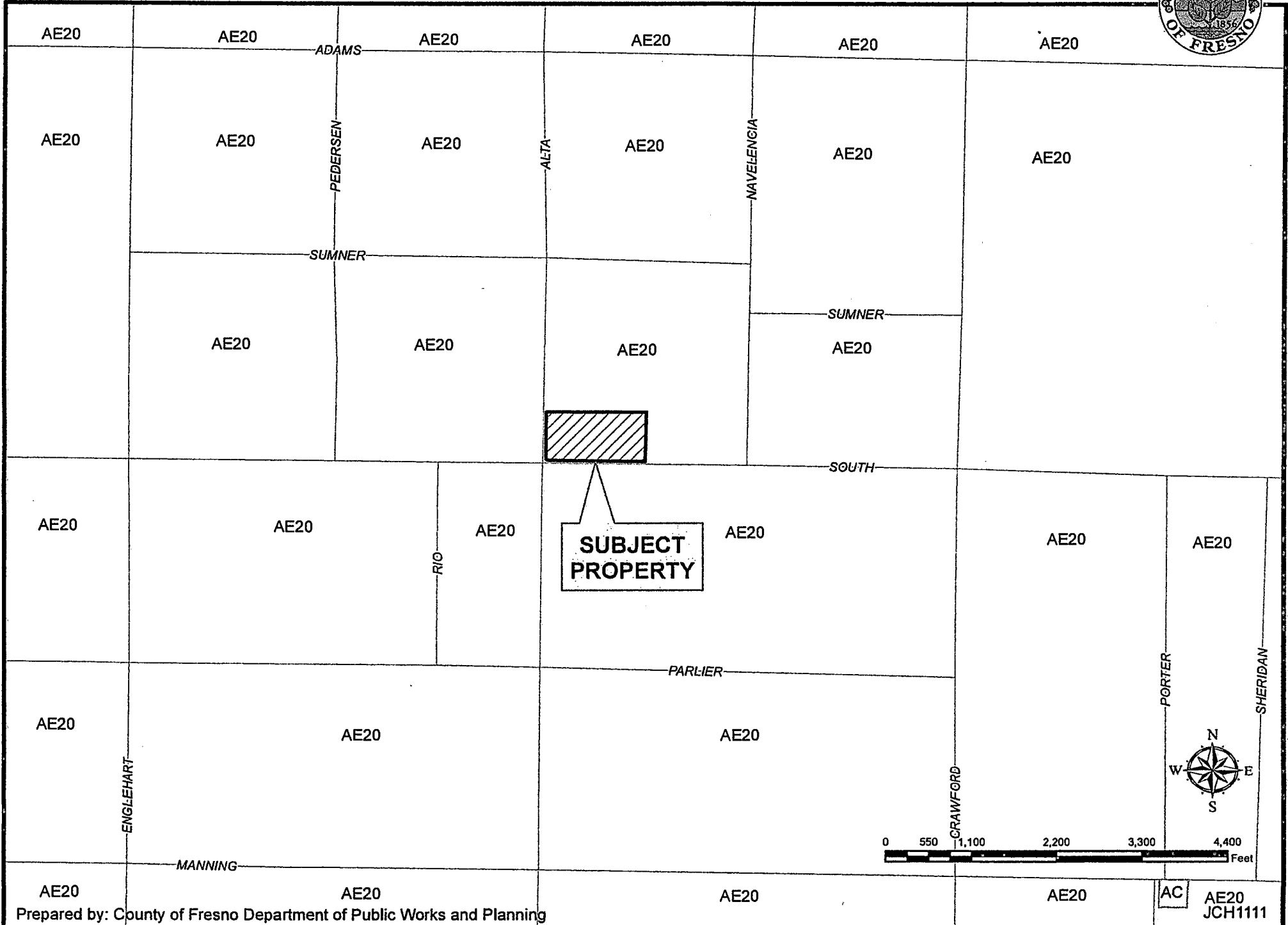
APN LIKE '37307050%' OR APN LIKE '37307087S%' Buffer: 1320 Feet



0 500 1,000 2,000 Feet

Date: 7/31/2017

# EXISTING ZONING MAP





# County of Fresno

## BOARD OF SUPERVISORS

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**Nathan Magsig**  
District Five

**Bernice E. Seidel**  
Clerk

### AFFIDAVIT OF MAILING

I declare that on **October 25, 2017**, at the request of the Fresno County Board of Supervisors, I mailed a notice like the one hereto attached with reference to:

Notice of hearing before the Board of Supervisors of the County of **INITIAL STUDY APPLICATION NO. 7160** and **VARIANCE APPLICATION NO. 3998** filed by **CERES MANAGEMENT GROUP**. Note: On September 21, 2017, the Fresno County Planning Commission denied this application, and on October 3, 2017, an appeal was filed by Ceres Management Group 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, November 14, 2017, at 9:00 a.m. or as soon thereafter 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 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50, 87S). Adopt the Negative Declaration prepared for Initial Study Application No. 7160 and take action on Variance Application No. 3998 with Findings and Conditions.**

by depositing in the United States Post Office at Fresno, California, a copy of said notice enclosed in an envelope with postage prepaid, addressed to each of the owners at their addresses, all as shown on the current Fresno County Assessment Roll and shown on the property list compiled from said rolls and in the file of the case.

This declaration is made under penalty of perjury.

By *Rosa Cruz*  
Deputy

# 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)

RECEIVED  
NOV 08 2017

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

## NOTICE OF PUBLIC HEARING

INITIAL STUDY APPLICATION NO. 7160 and VARIANCE  
APPLICATION NO. 3998

DATE AND TIME OF PUBLIC  
HEARING:  
NOVEMBER 14, 2017 AT 9:00 AM

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

### MISC. NOTICE

#### STATE OF CALIFORNIA

#### COUNTY OF FRESNO

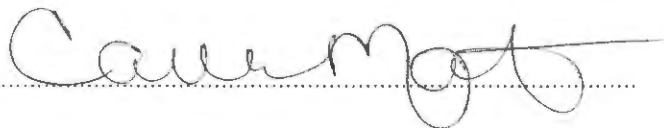
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California,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

NOVEMBER 1, 2017

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

NOVEMBER 1, 2017

ON .....



#### Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on **INITIAL STUDY APPLICATION NO. 7160 and VARIANCE APPLICATION NO. 3998** filed by **CERES MANAGEMENT GROUP.**

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The full text of this proposal will be on the Fresno County website <https://fresnocountylegistar.com/Calendar.aspx>

by Wednesday, November 8, 2017.

Brian Pacheco, Chairman  
Board of Supervisors

ATTEST:

BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
11/01/2017