

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Lisa Craft, 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.

On January 6, 2021 I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the **VARIANCE APPLICATION NO. 4084** filed by **C&A FARMS, LLC**.

3. 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.
4. 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 6th day of January, 2021 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
Steve Brandau
District Two

Vice Chairman
Brian Pacheco
District One

Sal Quintero
District Three

Buddy Mendes
District Four

Nathan Magsig
District Five

Bernice E. Seidel
Clerk

DUE TO THE CURRENT SHELTER-IN-PLACE ORDER COVERING THE STATE OF CALIFORNIA AND SOCIAL DISTANCE GUIDELINES ISSUED BY FEDERAL STATE AND LOCAL AUTHORITIES, THE COUNTY IS IMPLEMENTING CHANGES FOR ATTENDANCE AND PUBLIC COMMENT AT ALL BOARD OF SUPERVISORS MEETINGS UNTIL FURTHER NOTICE. PLEASE SEE NOTES BELOW FOR MORE INFORMATION ON HOW TO SUBMIT WRITTEN COMMENTS.

Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE APPLICATION NO. 4084** filed by **C&A FARMS, LLC**. Note: On November 19, 2020, the Fresno County Planning Commission denied this application, and on November 23, 2020, an appeal was filed by Jeffrey T. Roberts 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 26th day of January, 2021**, at the hour of **10:00 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 1.18-acre parcel from an existing 40.00-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of South Rolinda Avenue, approximately one quarter-mile south of its intersection with West Jensen Avenue, approximately five and three quarter-miles west of the nearest city limits of the City of Fresno (SUP. DIST. 4) (APN 025-041-37S).

Please see attached map

For more information contact **Jeremy Shaw**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4207**, email **jshaw@fresnocountyca.gov**.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the January 26, 2021 meeting at the Meeting Details link by Wednesday, January 20, 2021.

NOTES:

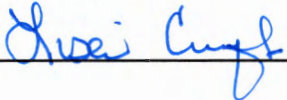
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
-
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. IN order to provide adequate review time for the Board

of Supervisors, please submit these documents to the Clerk of the Board prior to the hearing date.

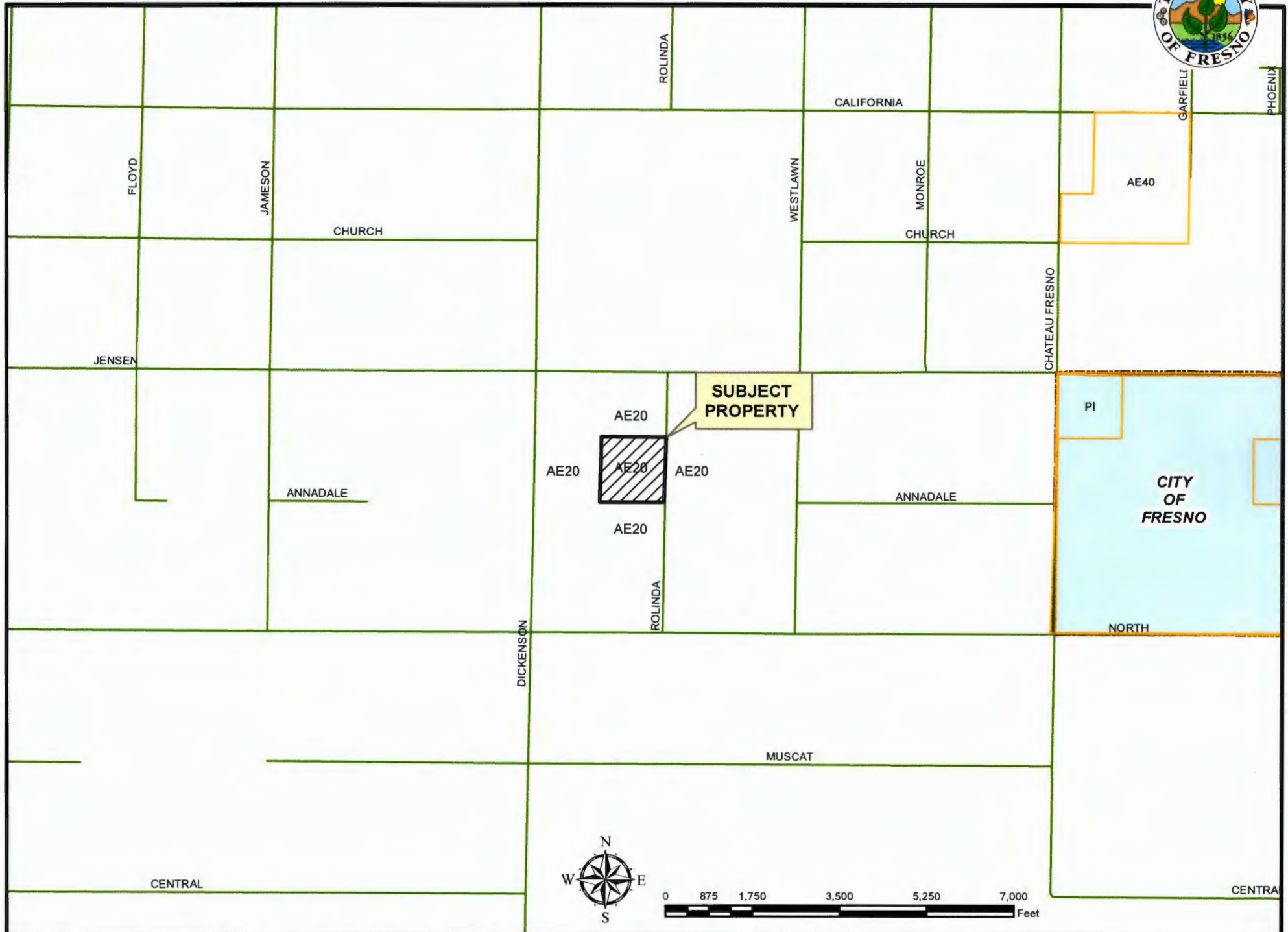
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: January 6, 2021

BERNICE E. SEIDEL
Board of Supervisors

By , Deputy

EXISTING ZONING MAP





For Office Use Only

Date received: 11/23/20
Copied to: W. Keller, C. Melby, D. Randall,
Date copy sent: A. Samarin 11/23/20
Hearing set for: 11/26/20

NOTICE OF APPEAL OF PLANNING COMMISSION DECISION

Date: 11/20/2020

Appeal Fee: \$508 – Due when filing appeal

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

Project Site Address

2253 S. Rolinda, Fresno, Ca. 025-041-375
Number Street City Zip Assessor's Parcel Number

Appellant's Information

Name: Jeffrey T. Roberts
Mailing Address: 1396 W. Herndon #110
Fresno, Ca. 93711
Telephone: (559) 440-8308

Applicant's Information ☒ check if same as Appellant)

Name: C & A Farms
Mailing Address: _____
Telephone: _____

Subject of Appeal

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

Variance Application No.* 404884
Conditional Use Permit No. _____
Director Review and Approval Application No. _____
Tentative Tract Application No. _____
Amendment Application No. _____
Amendment to Text Application No. _____
Other: _____

RECEIVED
NOV 23 2020

CLERK. BOARD OF SUPERVISORS

Date of Planning Commission Action 11-19-2020

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

1. The commission (those in attendance) were 'split' on the discussion of Finding No. 1. (Precedence) and 2. If all commissioners had been in attendance, the outcome may have been different.

[Signature]
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.

Item #5
1-26-2021

SITE PLAN

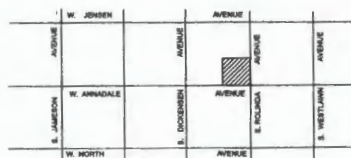
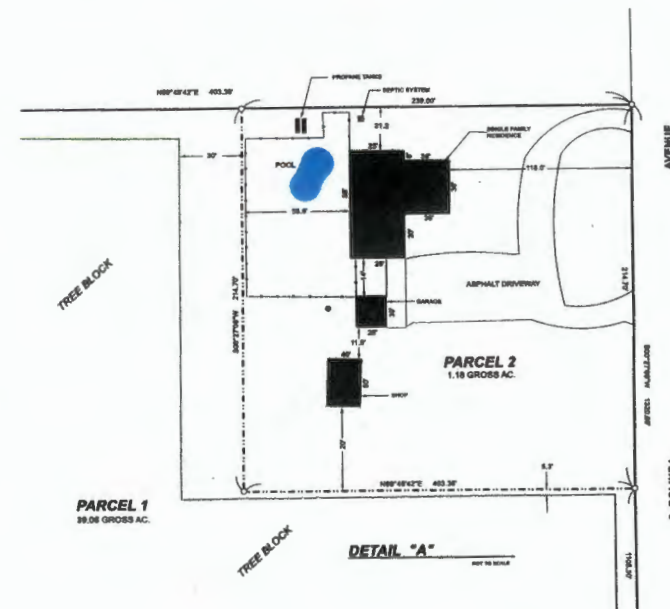
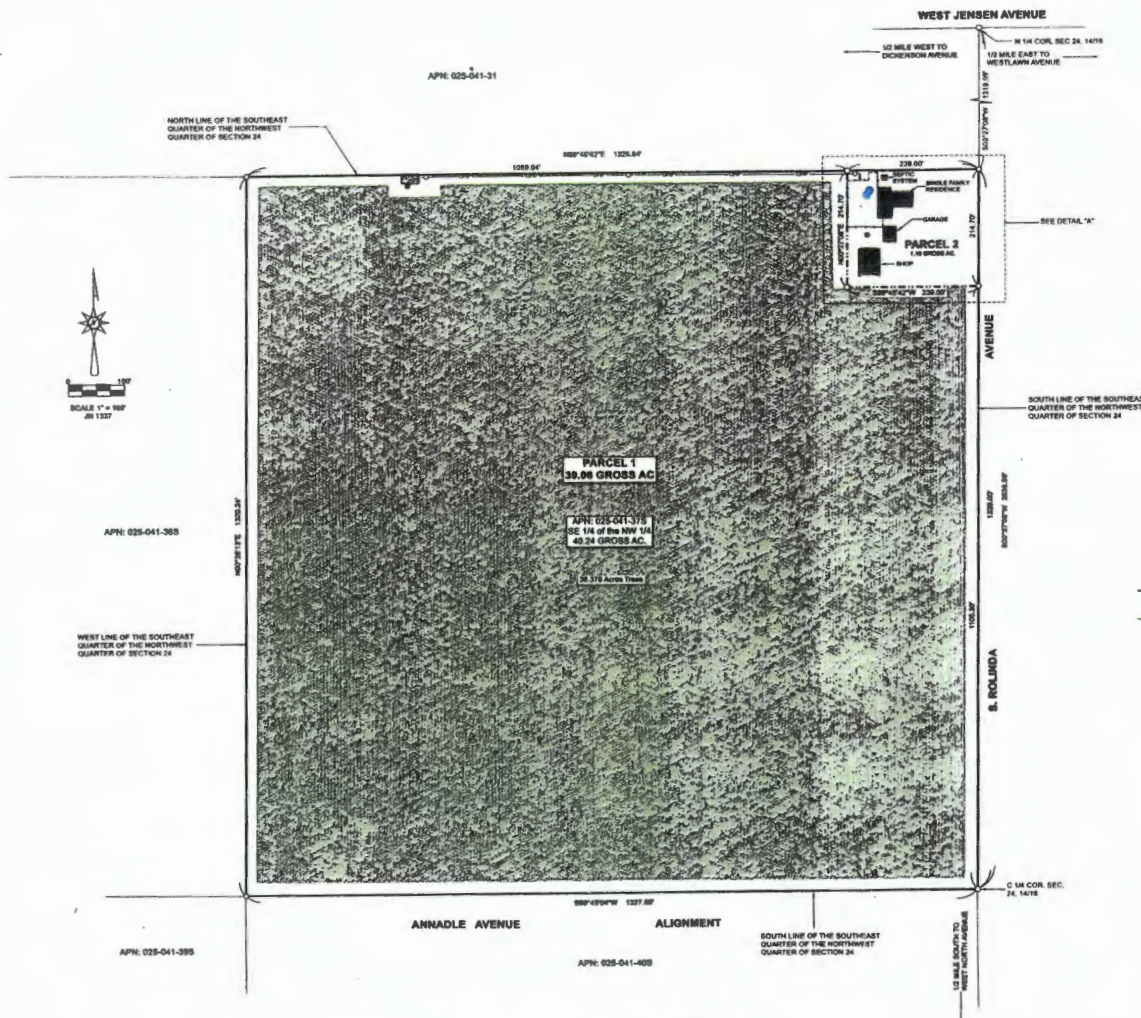
PROPOSED PARCEL SPLIT OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T.14S., R.18E., M.D.B. & M. FRESNO COUNTY, CALIFORNIA
CONSISTING OF ONE SHEET

OWNERS:
C & A FARMS LLC
C/O MARICOPA ORCHARDS
1308 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

APPLICANT:
C & A FARMS LLC
C/O MARICOPA ORCHARDS
1308 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

SITE INFORMATION:
2353 SOUTH ROLINDA AVENUE, FRESNO, CA 93706
APR: 025-041-37
ZONE: AE20
ALOC NO: 3342

LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
CONTAINING 40.24 GROSS ACRES, MORE OR LESS.



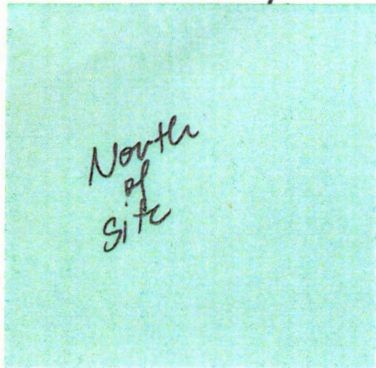
- LEGEND**
- - POSITION FOR PROPERTY CORNER
 - - EXISTING EXTERIOR BOUNDARY
 - - PROPOSED NEW DIVISION LINE
 - ▨ - EXISTING STRUCTURES AS NOTED
 - - EXISTING FENCE LINE
 - - AG WELL
 - - FILTRATION STATION
 - - DOMESTIC WELL
 - - OVERHEAD POWER LINE
 - - EXISTING ALONG TREE BLOCK

Surveyed & Plotted by:
C.H. Robles & Associates, Inc.
Land Surveyors
100 E. Cedar Avenue
Coalinga, CA 93310
Phone (909) 935-0581
Fax (909) 935-0585
E-Mail: chrobles_survey@aol.com

V-4048

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

7

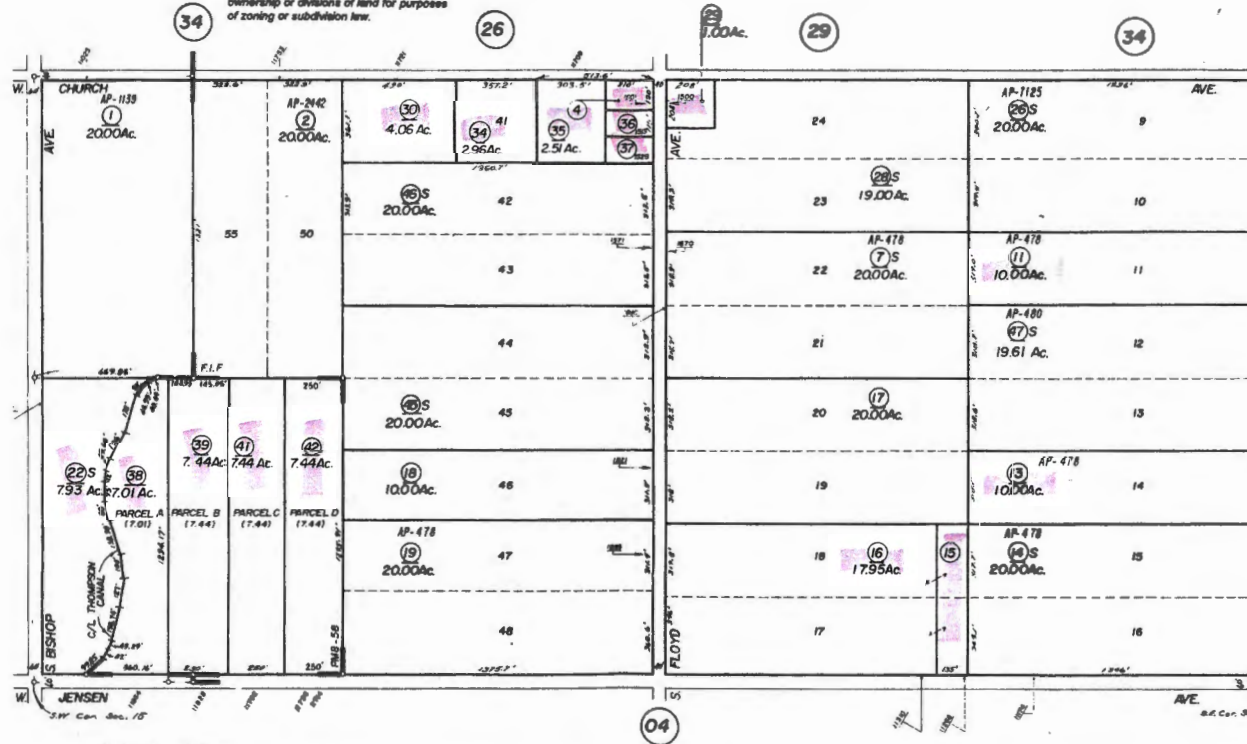


2 of 6
025-30

SUBDIVIDED LAND & POR. SEC. 15 T.14S., R.18E., M.D.B.&M.

Tax Area
120-001

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Fresno Irrigated Farms Co. Tract
Subdivision of Sec. 15 T.14S., R.18E., M.D.B.&M.
Parcel Map No. 1545 - Bk. 8, Pg. 58

Assessor's Map Bk. 25

County of Fresno, CA

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

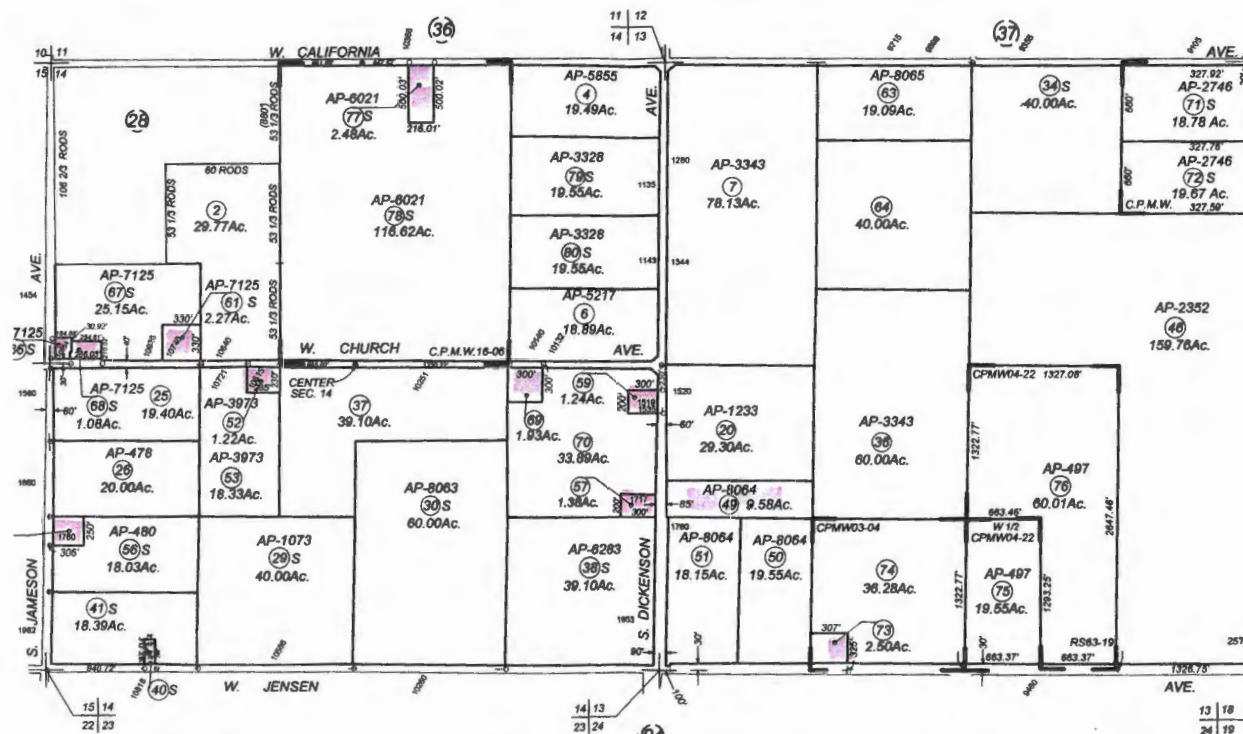
Northeast
of
Site

-NOTE-
assessment purposes only,
drawn as portraying legal
sions of land for purposes
or subdivision law.

SUBDIVIDED LAND IN SEC'S 13 & 14, T.14S., R.18E., M.D.B.&M.

Tax Rate Area:
62-007
120-001

3 of 6
025-09



Agricultural Preserve
 Certificate of Parcel Map Waiver, DOC-2003-0142936
 Certificate of Parcel Map Waiver No. 03-04, Doc. - 0257708, 10-23-03
 Certificate of Parcel Map Waiver No. 04-22, Doc. No. 164713, 7-22-05
 Certificate of Parcel Map Waiver No. 16-06, Doc. No. 100079, 8-11-17
 Record of Survey - Bk 63, Pg. 19

Note - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map
 County of Fre

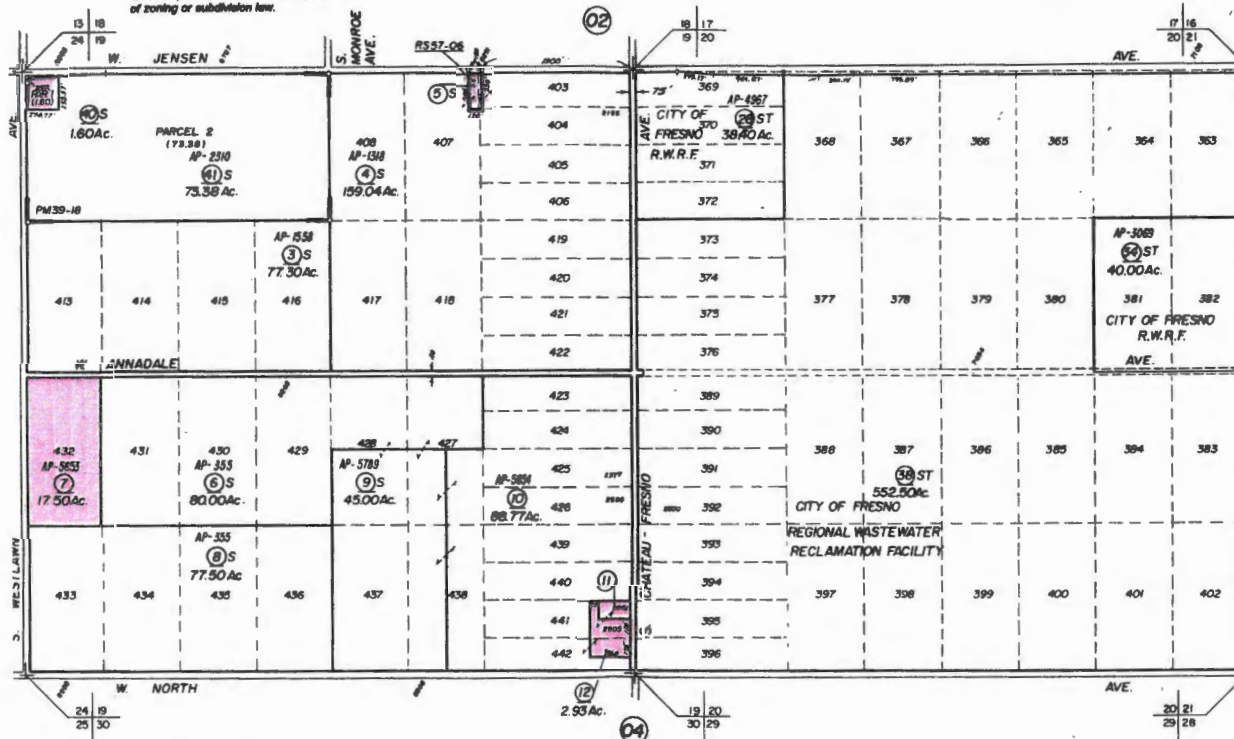
4712
327-20

East of site

SUBDIVIDED LAND IN POR. SEC. 19 & 20, T.14 S., R. 19 E. M. D. B. & M.

Tax Rate Area
62-007
5-374

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as purveying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Fruitvale Estate - Plat Bk. 3, Pg. 67
Parcel Map No. 5886 - Bk. 39, Pg. 18
Record of Survey - Bk. 57, Pg. 06

Assessor's Map Bk. 327 -
County of Fresno, Cal

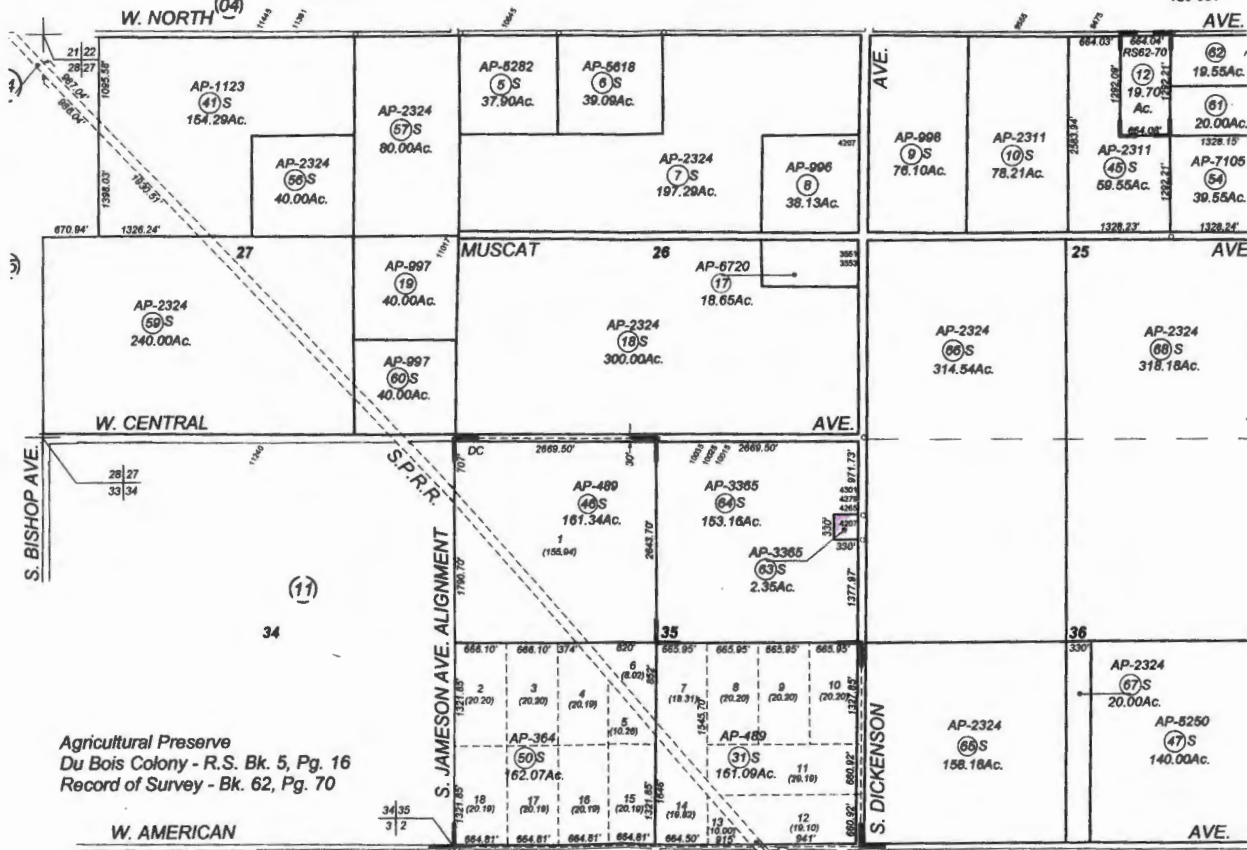
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

5 of 6
005 - 06

1 parcel
less than
20 acres
S

SUBDIVIDED LAND IN SEC'S. 25, 26, 27(POR), 35 & 36, T.14S., R.18E., M.D.B.&M.

Tax Rate Area:
62-007
120-001



Assessor's Map
County of Fre

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

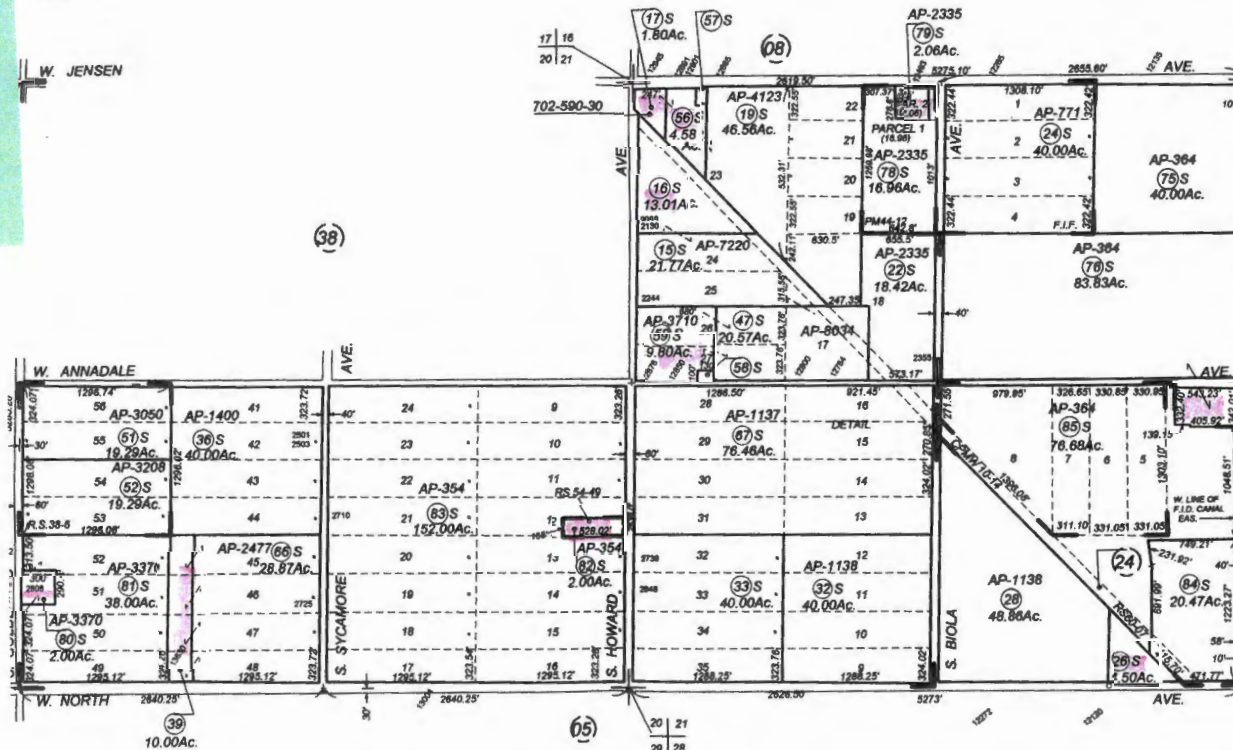
696
025-10

-NOTE:
statement purposes only;
trust as portraying legal
ions of land for purposes
r subdivision law.

SUBDIVIDED LAND & POR. SEC.'S 20 & 21, T.14 S., R.18 E., M.D.B. & M.

Tax Rate Area
120-001

South
of
site



Agricultural Preserve
Fresno Irrigated Farms Co. Tract
Subdivision of Section's 20&21 14/18 - R.S. Bk.5, Pg.36
Parcel Map No. 6600 - Bk.44, Pg.12
Cert. of Parcel Map Waiver No. 10-14, Doc. 43262, 4-16-14

Record of Survey - Bk.38, Pg.6
Record of Survey - Bk. 54, Pg. 49
Record of Survey - Bk. 60, Pg. 07

Assessor's Map
County of Fre

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles