



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: August 2, 2023

TO: Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal
Planner
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Building & Safety/Plan Check,
Attn: Arnulfo Valdivia
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Fresno County Fire Protection, FKU.Prevention- Planning@fire.ca.gov

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Director's Review and Approval No. 4744

APPLICANT: Javier Irigoyen

DUE DATE: **August 17, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing a new 3,870 square-foot primary residence, existing 1,476 square-foot Single Family Residence to become the secondary residence on an existing 19.55-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the south side of east Conejo Ave., approximately 315 feet west of the intersection of south Del Rey Ave. and east Conejo Ave., approximately 1-mile west from the City of Kingsburg. (APN: 393-022-07s) (10865 E. Conejo Ave.) (Sup. Dist. 4).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **Thursday August 17, 2023**. Any comments received after this date may not be used.

If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alyalvarez@fresnocountyca.gov.

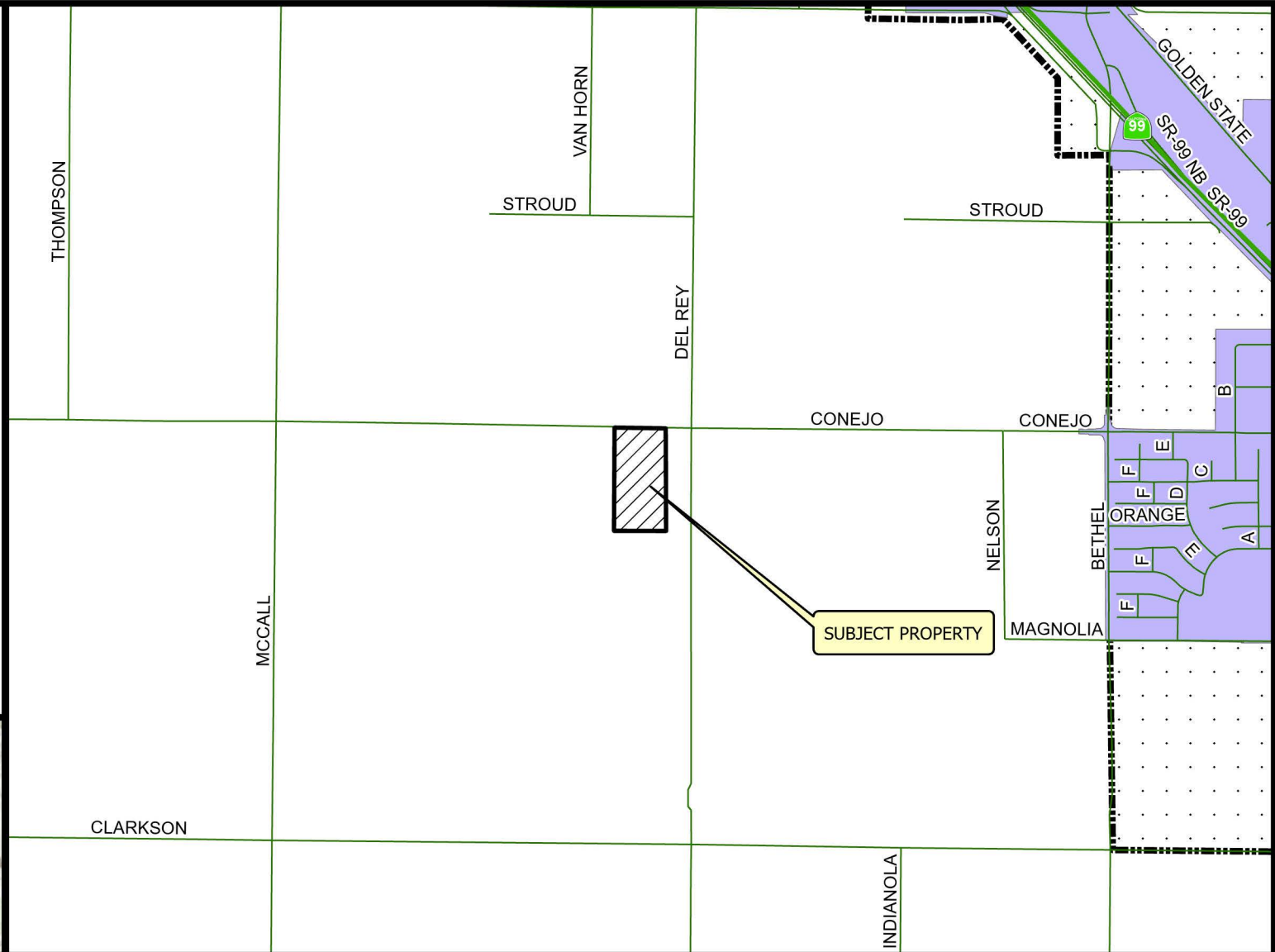
AA
G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4700-4799\4744\Routing\DRA 4744 Routing Ltr.doc

Activity Code (Internal Review): 2392

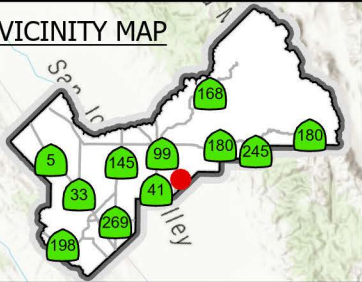
Enclosures

Legend

 Subject Property



VICINITY MAP

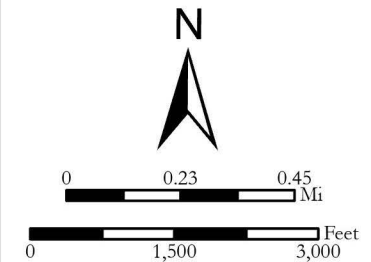


LOCATION MAP



DRA4744

2023

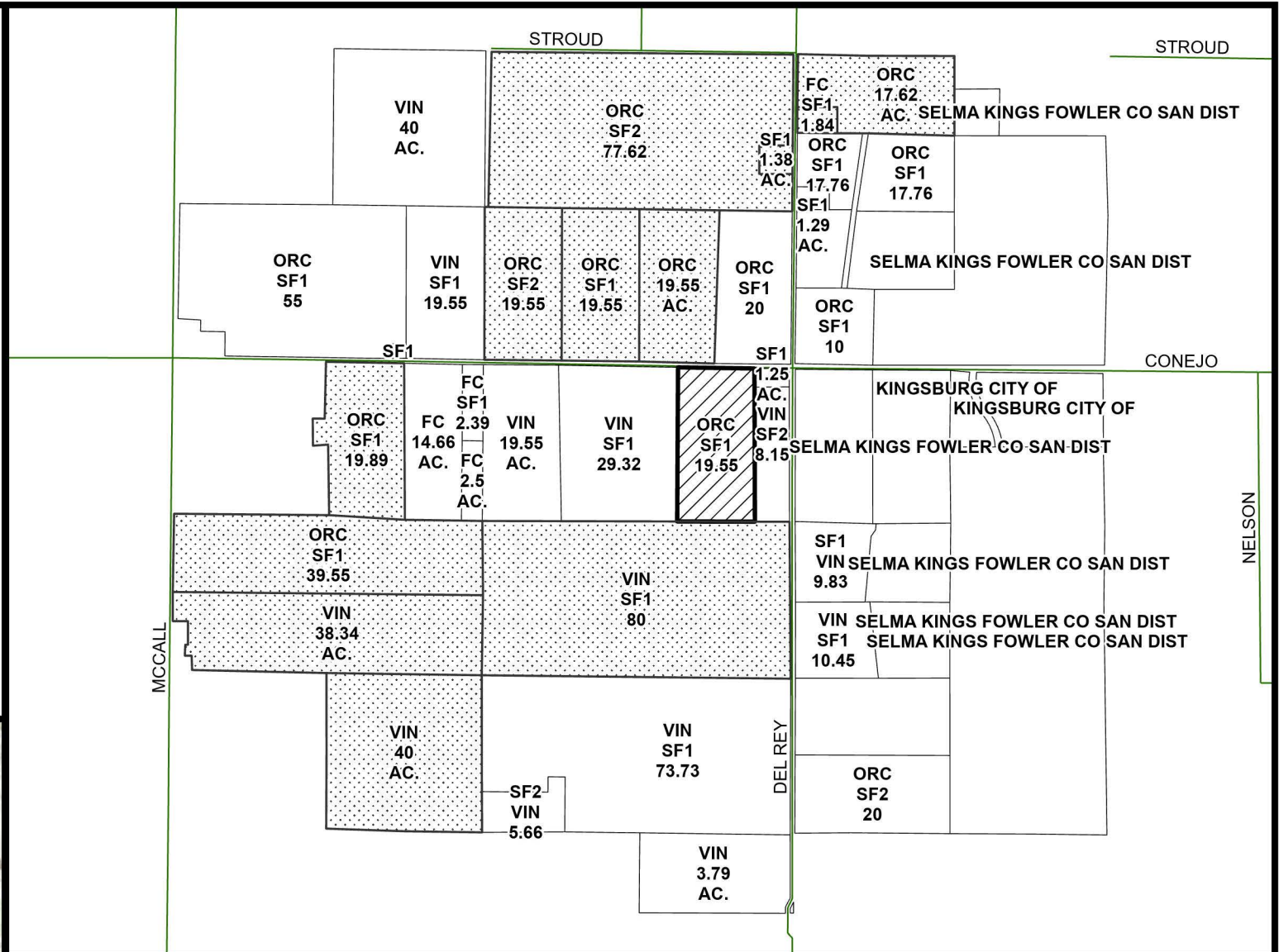
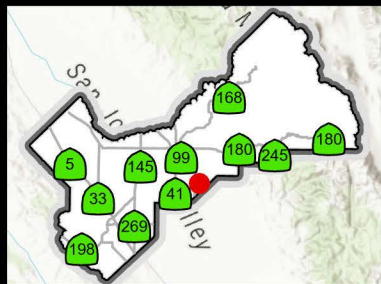
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 7/20/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

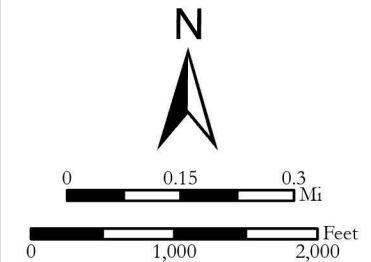


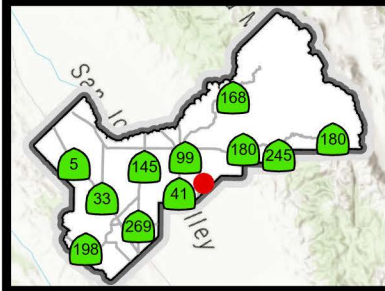
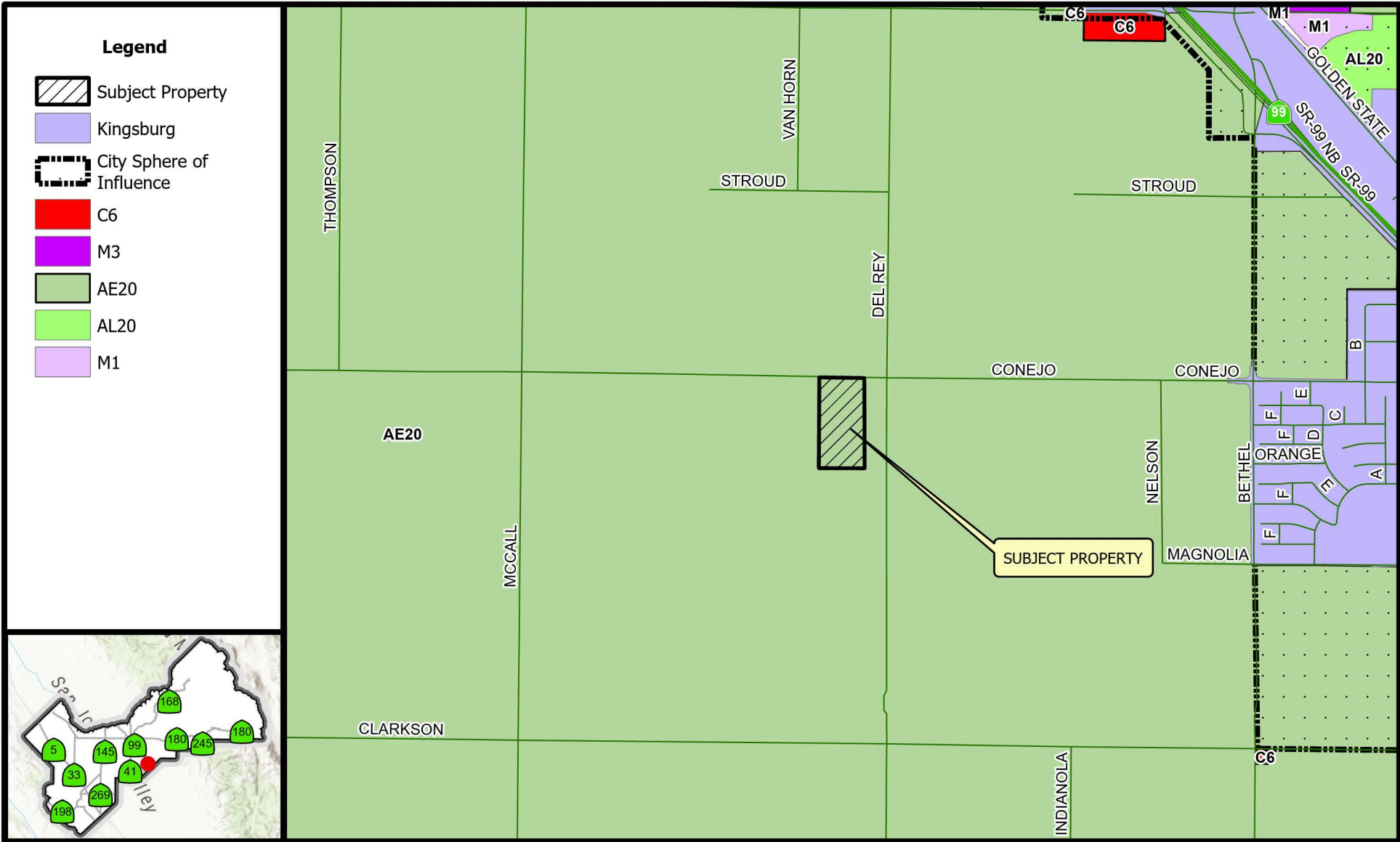
Existing Land Use Map

DRA4744

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 7/20/2023



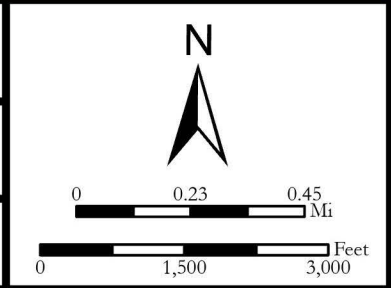


Existing Zoning Map

DRA4744
STR 13 - 15/20

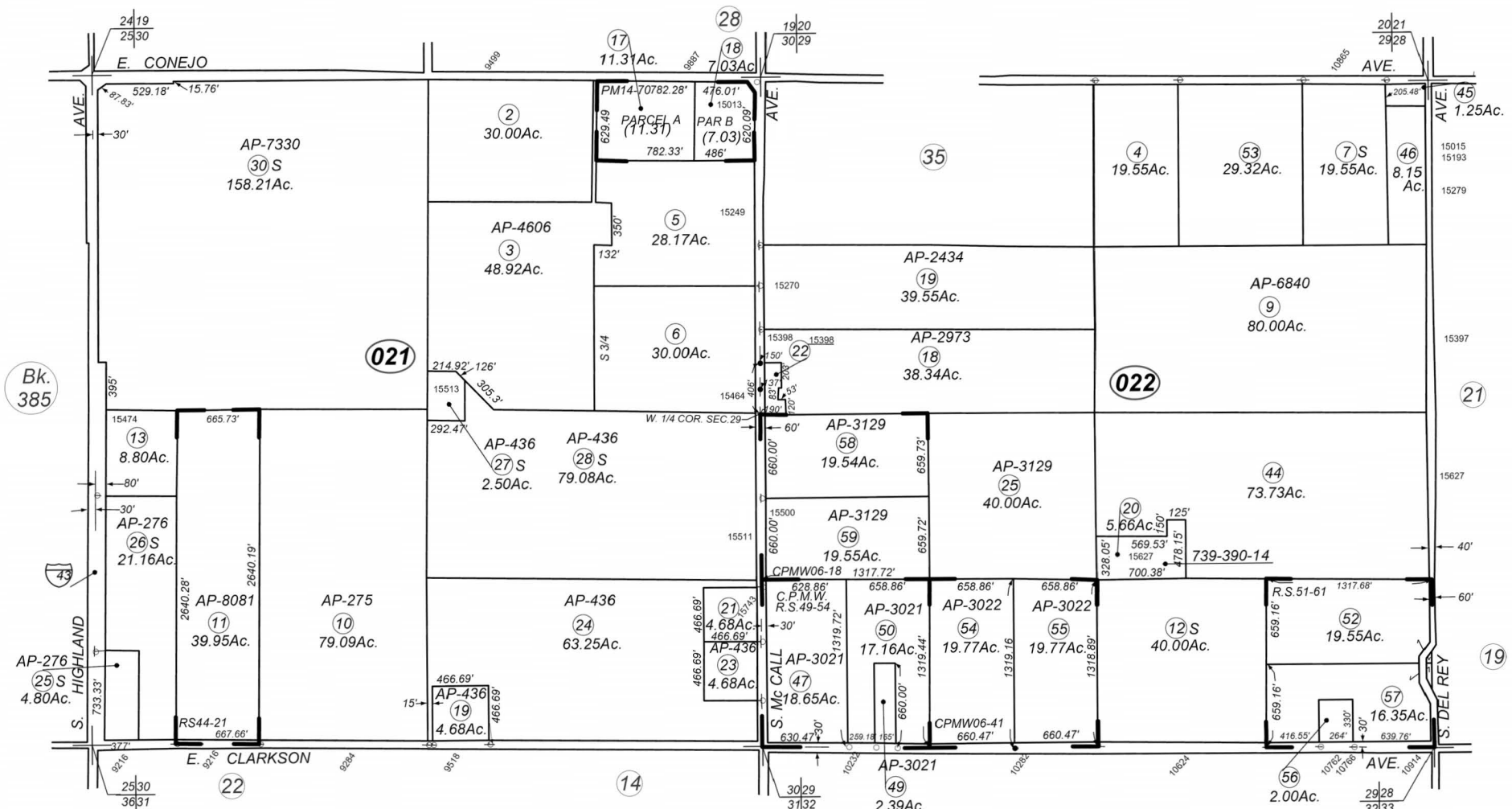
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 7/20/2023



-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.

180-004





Agricultural Preserve
Certificate of Parcel Map Waiver No. 03-07, Doc. 8780, 1-12-04
Certificate of Parcel Map Waiver No. 06-41, Doc. 120699,06-20-07
Certificate of Parcel Map Waiver No. 06-18, Doc. 16337,02-04-08

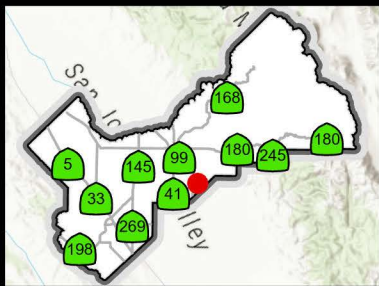
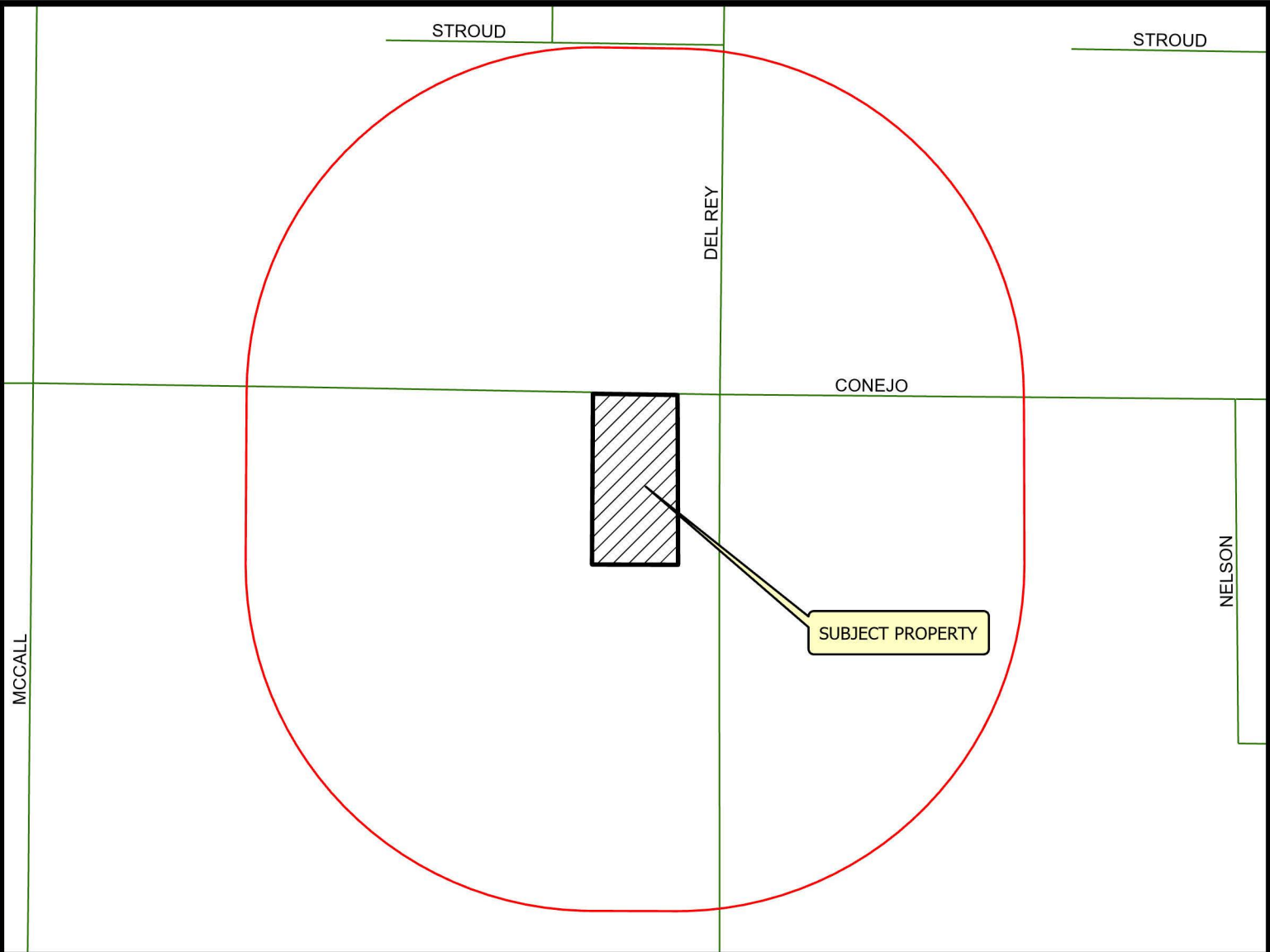
Parcel Map No. 2193 - Bk. 14, Pg. 70
Record of Survey - Bk. 44, Pg. 21
Record of Survey - Bk. 49, Pg. 54
Record of Survey - Bk. 51, Pg. 61

Assessor's Map Bk.393 - Pg.02
County of Fresno, Calif.

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

Legend

-  Half Mile Buffer
-  Subject Property

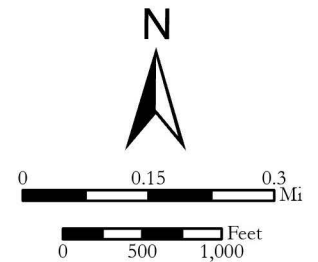


Existing Zoning Map

DRA4744
STR 29 - 16S / 22E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 7/21/2023





Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Building 2nd residence
Existing to become
the 2nd Residence.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: Kingsburg side of West End
between Del Rey and S. Highland
Street address: 10685 E. Conejo

APN: 393-022-07-5 Parcel size: 19.55 Acres Section(s)-Twp/Rg: S29-4-30-T 16-S S/R 22 E

ADDITIONAL APN(s):

I, Javier Irigoyen (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Javier Irigoyen 2842 18th Ave. Kingsburg Ca 93631 559-318-7118
Owner (Print or Type) Address City Zip Phone
JAVIER Irigoyen 2842 18th Ave Kingsburg Ca 93631 559-318-7118
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: javier@irigoyenfarms.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [] / No [X]
Agency:
SEWER: Yes [] / No [X]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - -

Zone District:

APN # - -

Parcel Size:

APN # - -

APN # - -

over.....

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1414000508
APN: 393-022-07

When Recorded Mail Document and Tax Statements to:

Javier Irigoyen & Cheryl Irigoyen
2859 23rd Court
Kingsburg, CA 93631

Fresno County Recorder
Paul Dictos, CPA

2020-0023656

Recorded at the request of:
OLD REPUBLIC TITLE COMPANY |

02/25/2020 01:19 03

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$621.50

Total: \$638.50

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1(a)(2); document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$621.50

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Woods Family Farms, LLC

hereby GRANT(S) to

Javier Irigoyen and Cheryl Irigoyen, husband and wife, as Joint Tenants

that property in Unincorporated area of Fresno County, State of California, described as follows:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: February 19, 2020

Woods Family Farms, LLC

By: [Signature]
Mark Allen Woods, Managing Member

By: [Signature]
Susan Gayle Woods, Managing Member

By: [Signature]
Luke Munoz Woods, Managing Member

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

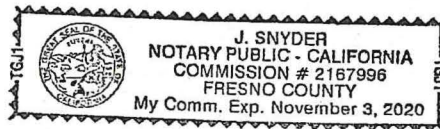
On 2-24-2020 before me, J. Snyder a Notary Public, personally appeared Mark Allen Woods, Susan Gayle Woods, and Luke Munoz Woods, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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: [Signature]

Name: J. Snyder
(Typed or Printed)



(Seal)

ORDER NO. : 1414000508

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

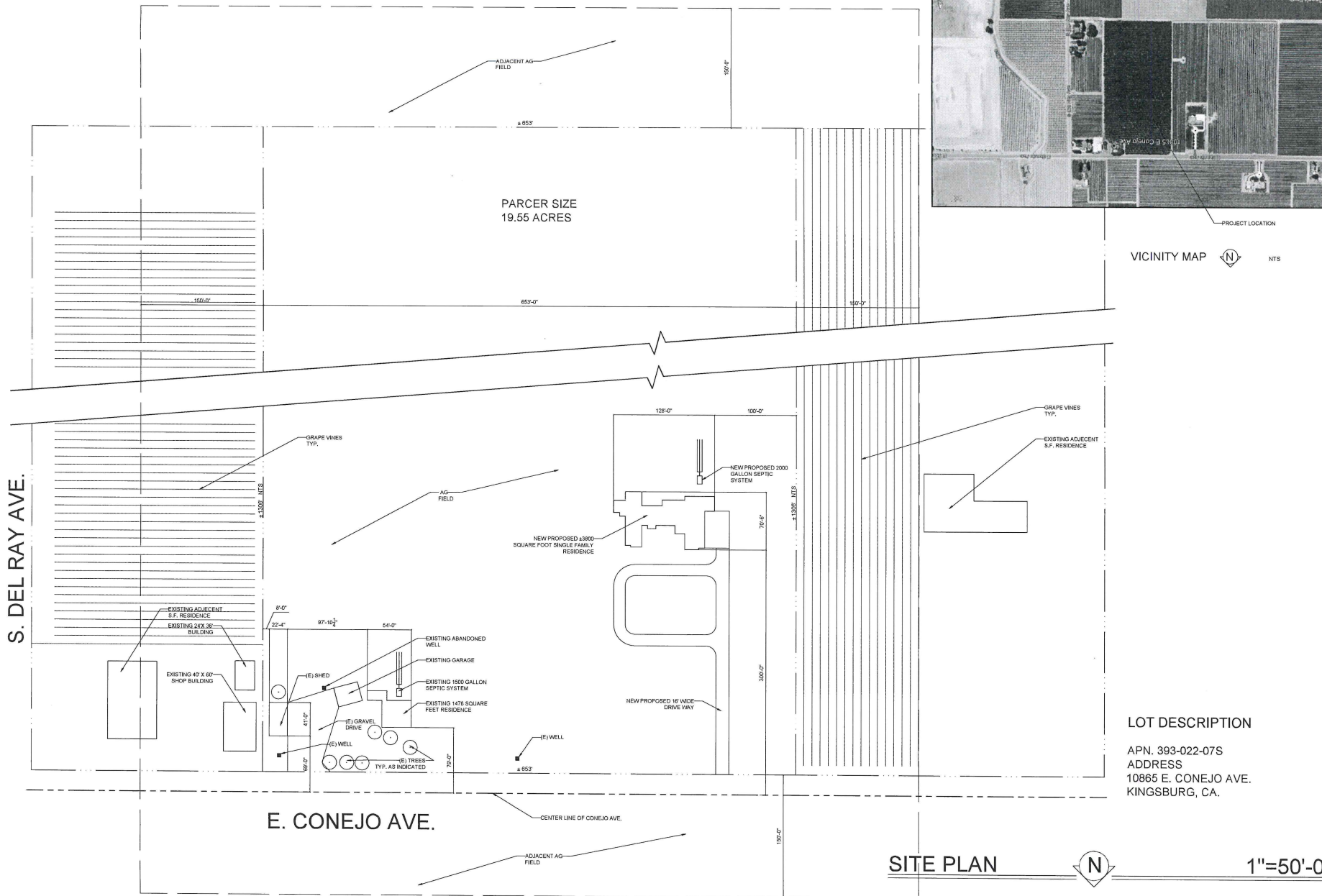
The West half of the East half of the Northeast quarter of the Northeast quarter and the East half of the West half of the Northeast quarter of the Northeast quarter of Section 29, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California.

APN: 393-022-07-S

S. DEL RAY AVE.

E. CONEJO AVE.

PARCER SIZE
19.55 ACRES



VICINITY MAP N NTS

LOT DESCRIPTION
 APN. 393-022-07S
 ADDRESS
 10865 E. CONEJO AVE.
 KINGSBURG, CA.

SITE PLAN



1"=50'-0"

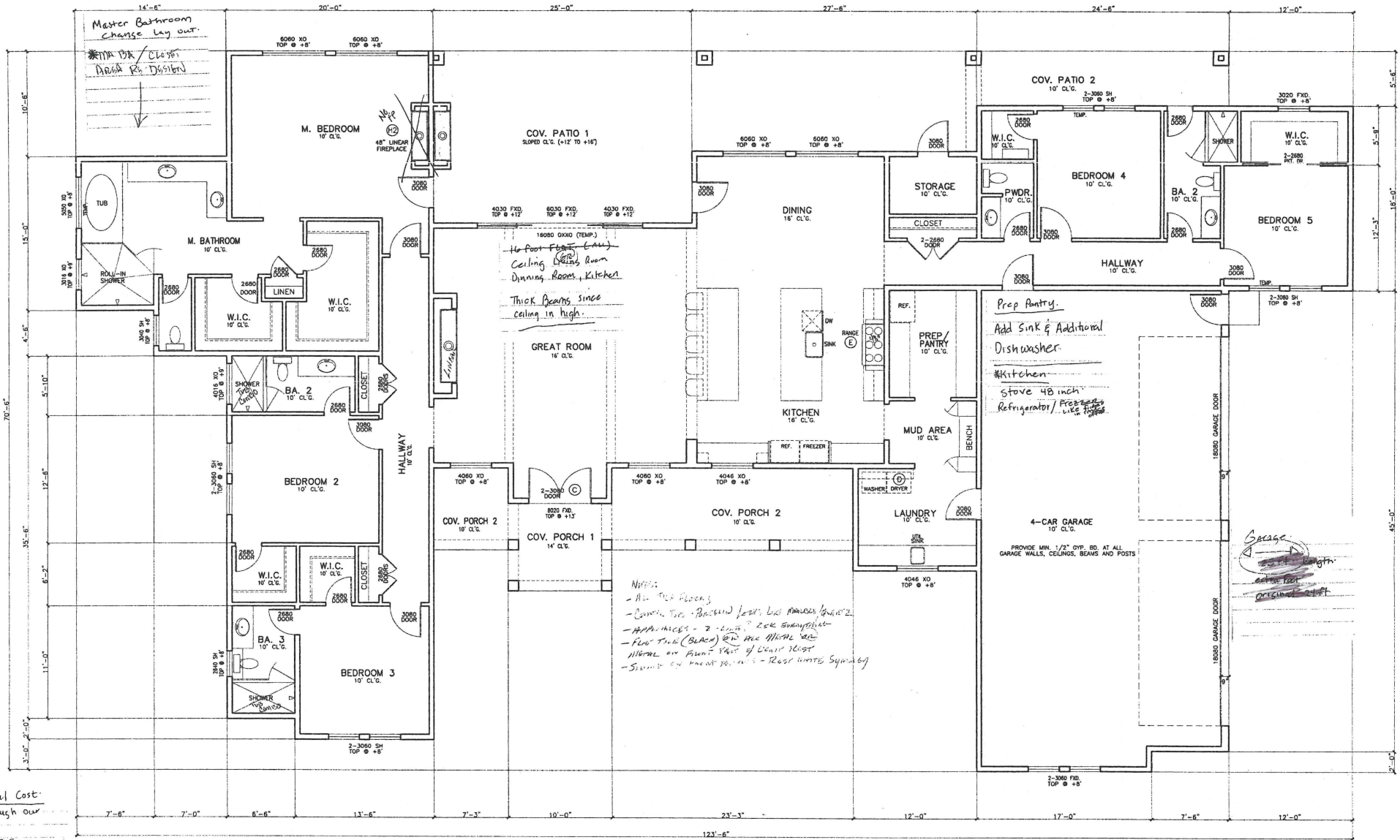
Revision No.	Date

Firm Name and Address
Lorenzo Designs
 1717 N. NOYES ST.
 VISALIA, Ca (559) 733-0711

Project Name and Address
 A NEW RESIDENCE FOR
JAVIER AND CHERYL IRIGOYEN
 FRESNO CO. CA.

Project:
 2023-008
 Date: 4/19/23
 Drawn: JDL
 Scale: NOTED

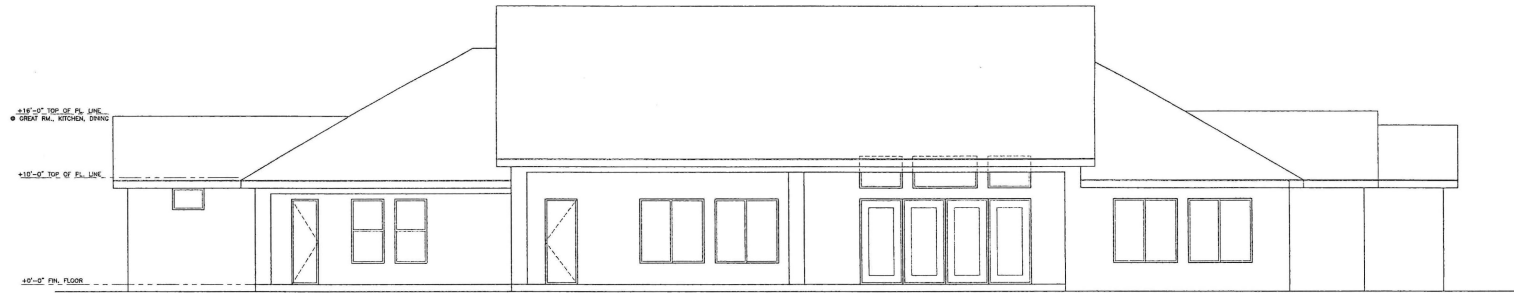
Sheet



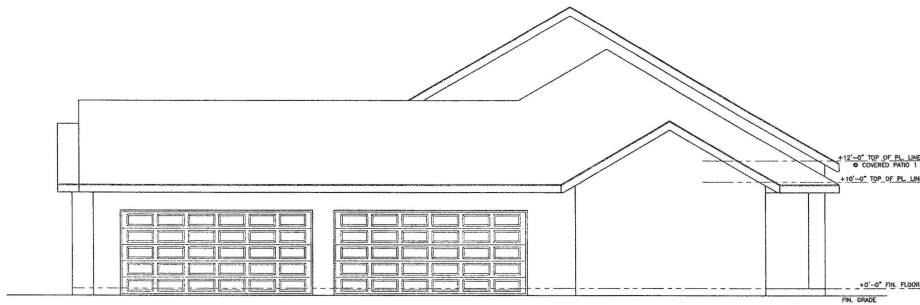
FLOOR PLAN

SCALE 1/4"=1'-0"

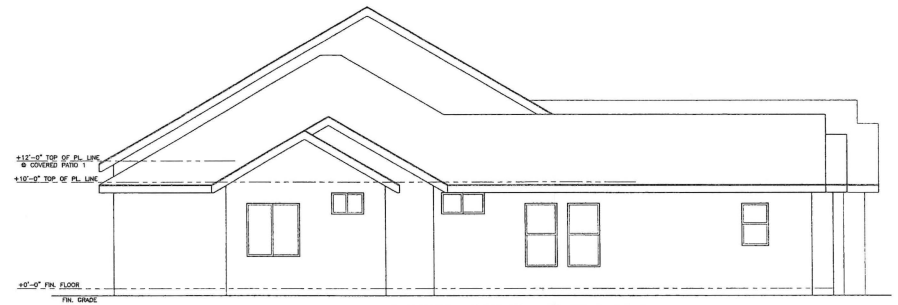
BUILDING AREAS:	
LIVING AREA	3,870 S.F.
GARAGE	1,124 S.F.
COVERED PATIO	635 S.F.
COV. PORCH	328 S.F.



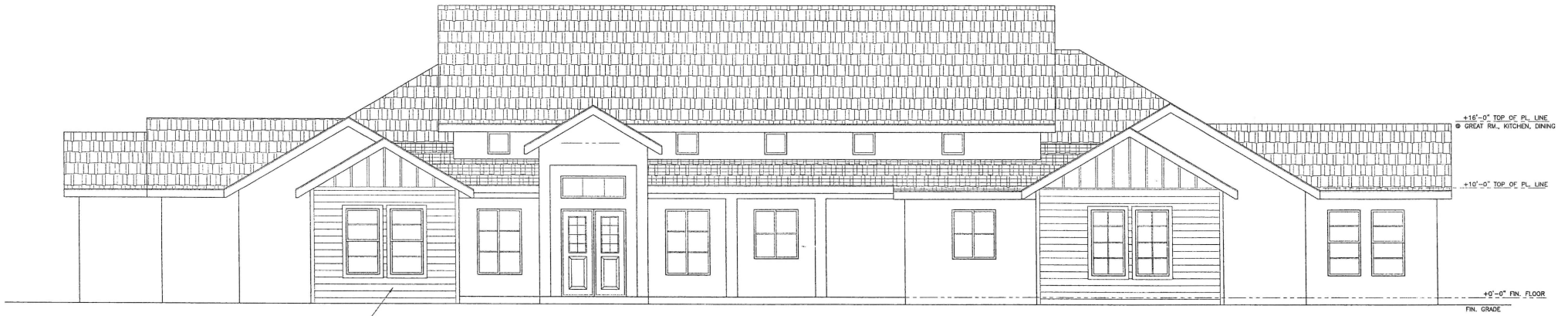
REAR ELEVATION
SCALE 3/16"=1'-0"



RIGHT SIDE ELEVATION
SCALE 3/16"=1'-0"

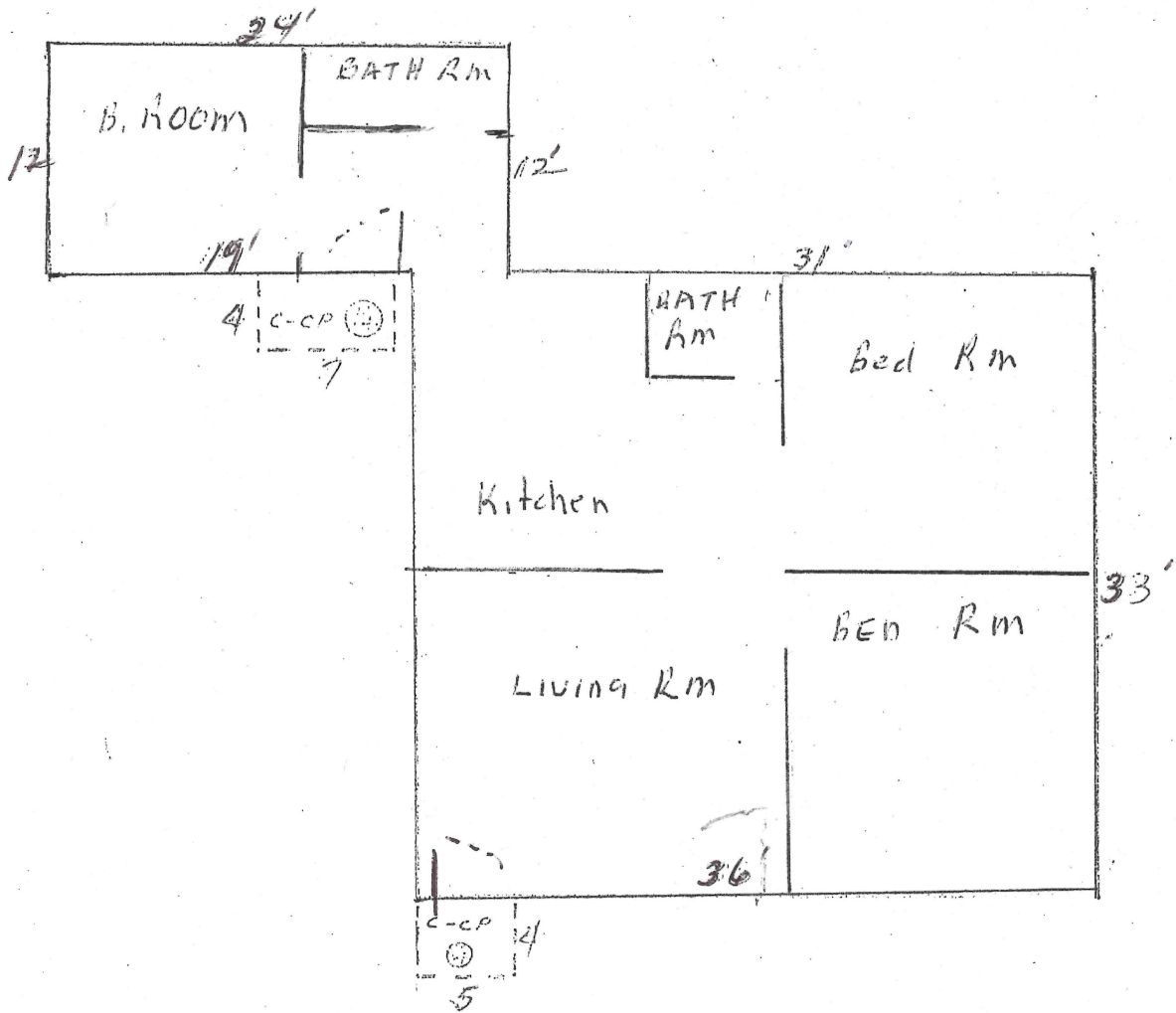


LEFT SIDE ELEVATION
SCALE 3/16"=1'-0"



EXT. Siding (THIS AREA AS SHOWN)
WOOD OR COMPOSITE Siding
W/ PATTERN AS SHOWN
W/ APPROVED UNDERLAYMENT

FRONT ELEVATION
SCALE 1/4"=1'-0"



Res. COMPUTATIONS

$36 \times 33 = 1148$

$24 \times 12 = 288$ 1476

C-C.P. 2

$7 \times 4 = 28$

$5 \times 4 = 20$ 48

JAVIER IRIGUYEN

10865 E CONEJO Kingsburg

559-318 7118

EXISTING RESIDENCE



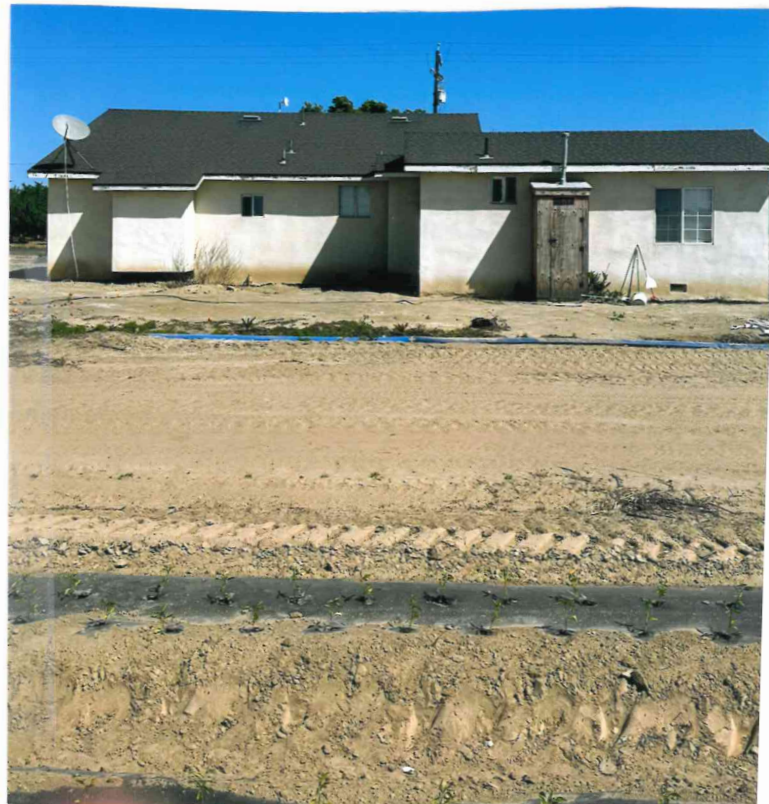
NORTH FACING EXSISTING HOME



WEST SIDE FACING EXISTING HOME



NORTH SIDE OF HOME



SOUTH SIDE OF EXISTING HOME



EAST



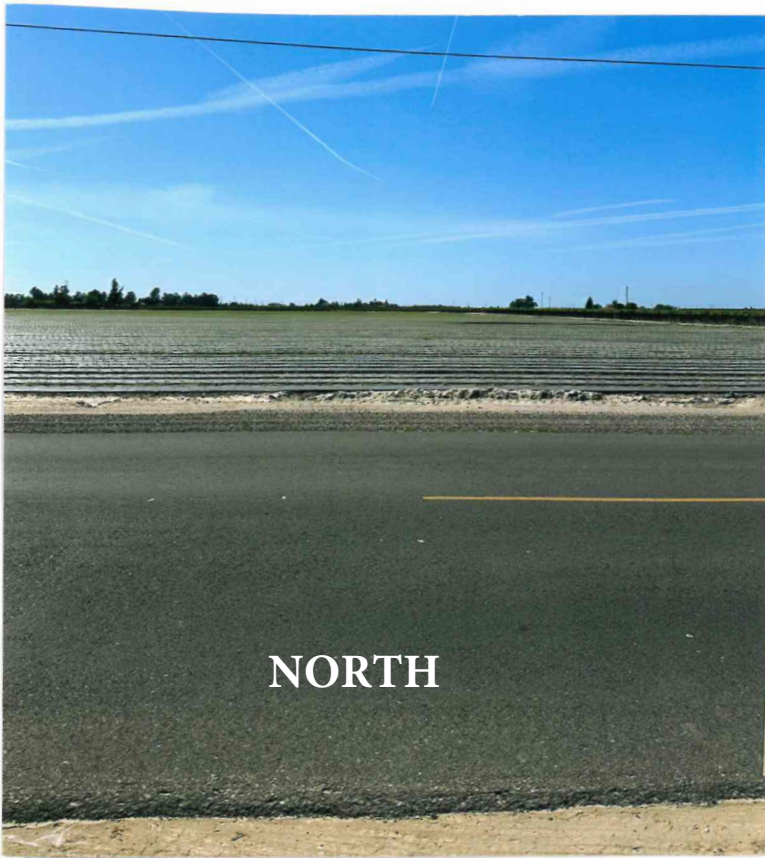
WEST



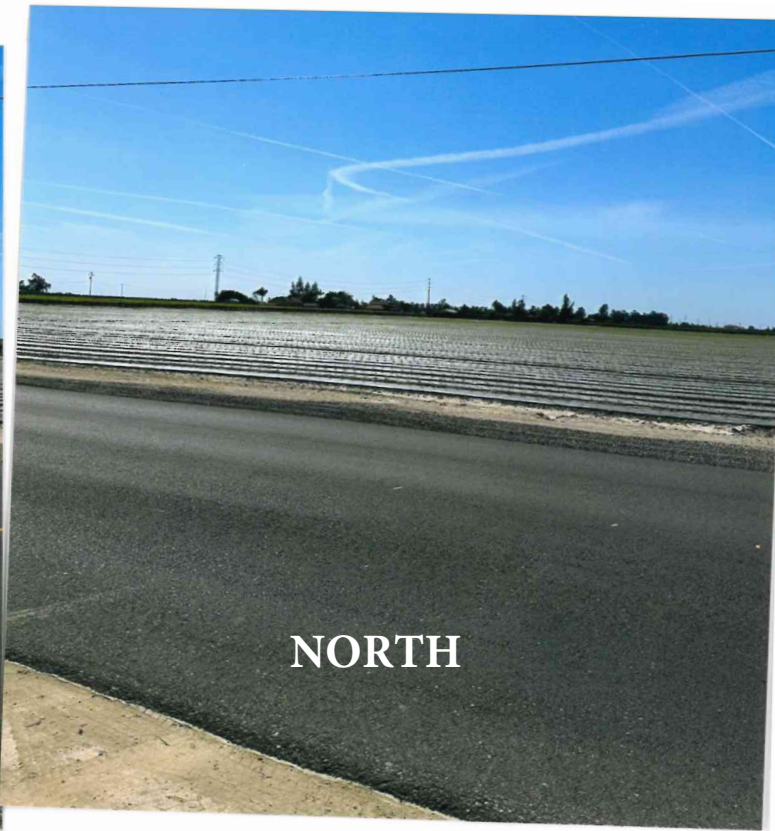
FACING EXISTING HOME - NORTH EAST



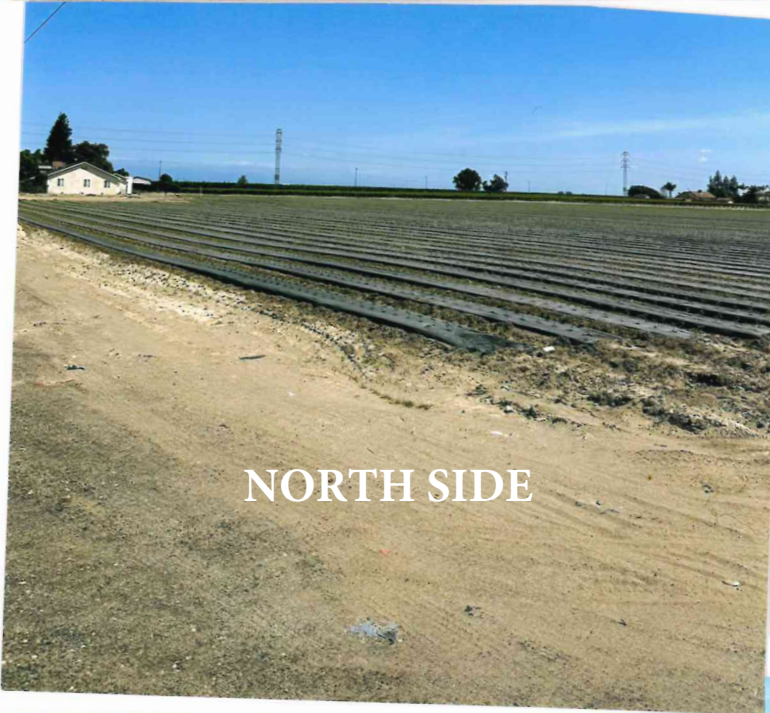
NORTH EAST



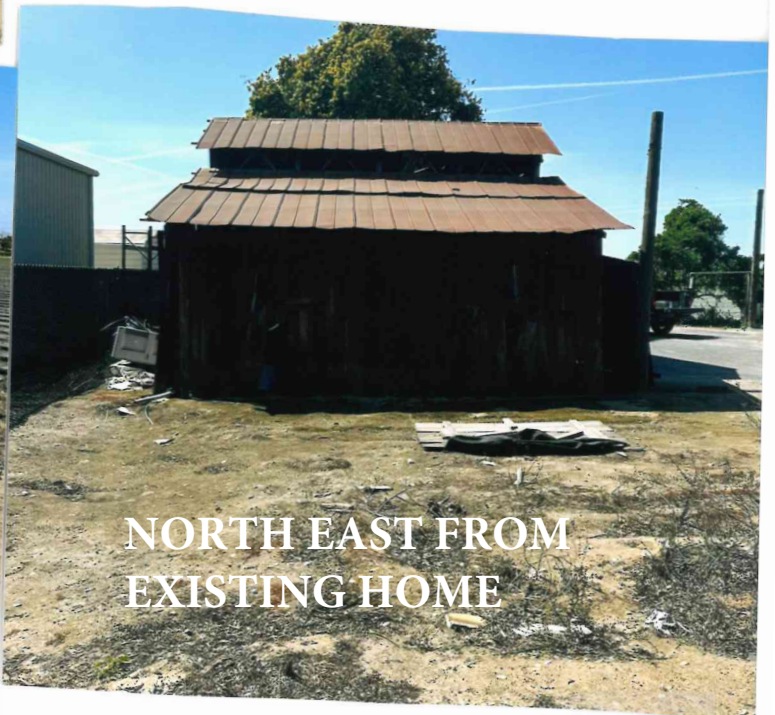
NORTH



NORTH



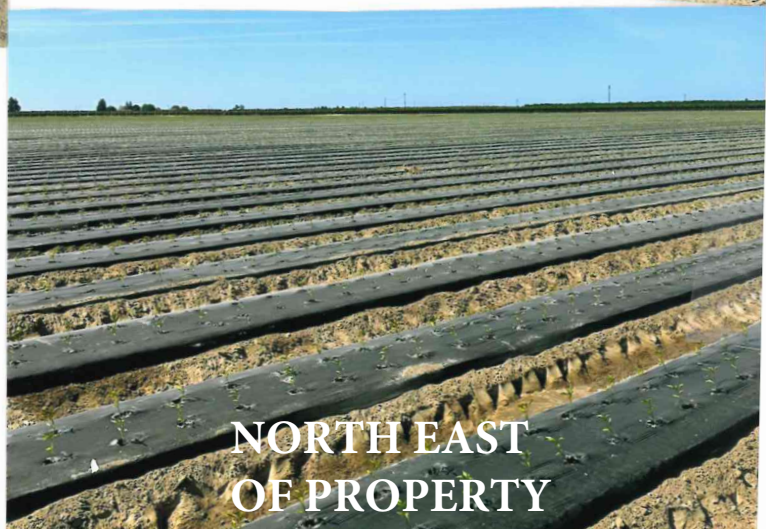
NORTH SIDE



**NORTH EAST FROM
EXISTING HOME**



NORTH WEST



**NORTH EAST
OF PROPERTY**



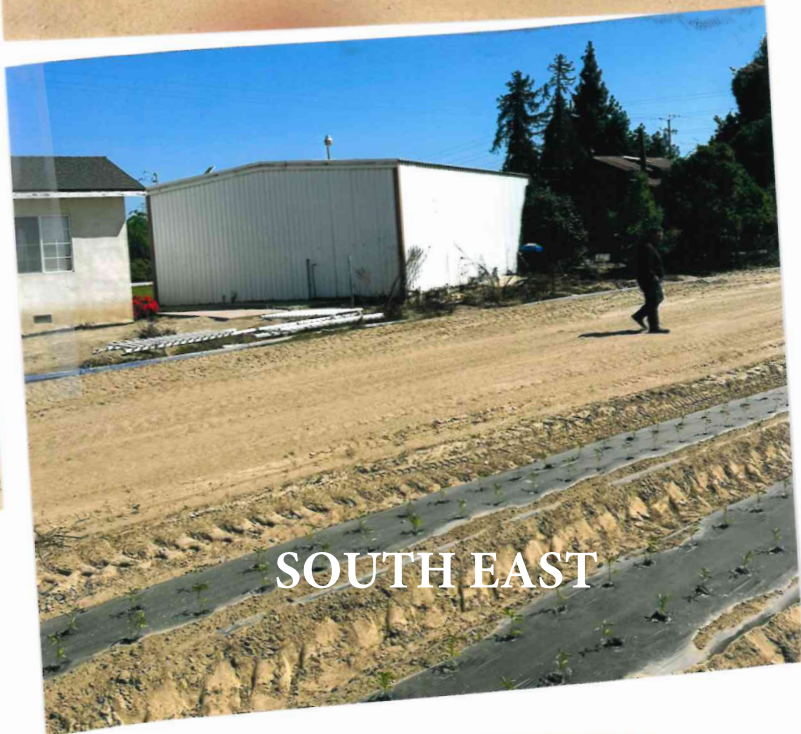
SOUTH EAST



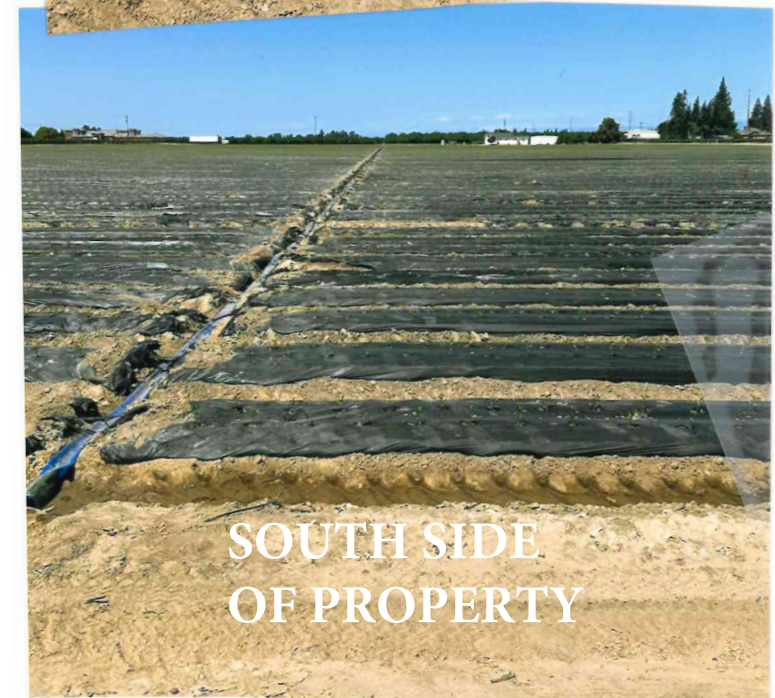
SOUTH WEST



SOUTH WEST



SOUTH EAST



SOUTH SIDE
OF PROPERTY



EAST