The City of Avenal Planning Commission
Special Meeting Agenda

Wednesday, May 13, 2026, 6:00 P.M.
233 E Kings St, Avenal, CA 93204

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department's Office located at City Hall, 919 Skyline Blvd., Avenal, California, during normal business hours.

Planning Commissioners:
Amado Cervantes – Vice Chair
Jose Barrera – Commissioner
Sergio Ramirez – Commissioner
Braulio Zárate – Commissioner
Erika Bonilla – Commissioner

Ex-Officio Officers / Staff
Alvaro Preciado – Mayor
Javier Andrade, City Engineer
Scott Davis, Public Works Director
Joshua McDonnel, Principal Planner 4Creeks
Teslla Ramirez, Assistant Planner 4Creeks
Maria Ortiz, City Clerk/Community Development Coordinator
Moses Diaz, City Attorney

1. **CALL TO ORDER:**

2. **ADMINISTER THE OATH OF OFFICE:**
   - Braulio Zarate
   - Erika Bonilla

3. **REORGANIZATION OF PLANNING COMMISSION:**

   A. The Commission shall:
      - City Clerk open nominations for Chairperson - Appoint a Chairperson.
      - Chairperson open nominations for Vice-Chairperson - Appoint a Vice-Chairperson.

4. **APPROVAL OF MINUTES:** April 7, 2025 (Discussion/Action)

5. **PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES:**
   Any person may directly address the Planning Commission at this time on items on the agenda or on any other items of interest to the public within the subject matter jurisdiction of the Planning Commission. State Law prohibits any member of the Commission from commenting on or acting on matter not on the agenda. Comment limited to three (3) minutes per person.

6. **PUBLIC HEARINGS:**

   A. Consider Adoption of Housing Element:
      - Staff Report: Joshua McDonnell, Principal Planner 4Creeks
      - Public Hearing
      - Approval Resolution (2026-01): Discussion/Action.

B. Consider Zone Text Amendment /Conditional Use Permit (CUP) 2026-01:
- Staff Report: Teslla Ramirez, Assistant Planner 4Creeks
- Public Hearing
- Approval Resolution (2026-02) Discussion/Action.

7. OLD BUSINESS: NONE.

8. NEW BUSINESS: NONE

9. ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS: NONE

10. CORRESPONDENCE/ANNOUNCEMENTS/CLOSING COMMENTS:
- **A. Upcoming/Future Agenda Items to be considered**
- **B. Planning Commissioners Comments**
- **C. Staff Comments / Correspondence**

11. ADJOURNMENT – NEXT MEETING JUNE 1, 2026

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office (559) 386-5766. Notice 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.0235.02.35.104 AA Title II].

STATE OF CALIFORNIA }
COUNTY OF KINGS } SS
CITY OF AVENAL }

Oath of Office

I, **Erika Bonilla,** do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; and that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I will take this obligation freely, without any mental reservation or purpose of evasion; and that I will faithfully discharge the duties upon which I am about to enter.

Subscribed and sworn before me this
13th day of May 2026

_____
Erika Bonilla

BY: _____
Maria Ortiz, City Clerk/Community Development Coordinator

STATE OF CALIFORNIA }
COUNTY OF KINGS } **SS**
CITY OF AVENAL }

Oath of Office

I, **Erika Bonilla,** do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; and that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I will take this obligation freely, without any mental reservation or purpose of evasion; and that I will faithfully discharge the duties upon which I am about to enter.

Subscribed and sworn before me this
13th day of May 2026

_____
Erika Bonilla

BY: _____
Maria Ortiz, City Clerk/Community Development Coordinator

AVENAL PLANNING COMMISSION REGULAR MEETING AVENAL HEATER: 233 E. KINGS STREET
Monday, April 7, 2025
6:00 P.M.

MINUTES

1. **CALL TO ORDER:** Chair Tyler Naranjo called the regular Planning Commission Meeting at 6:06 p.m.

Commissioners Present: Tyler Naranjo, Amado Cervantes, Sergio Ramirez joined meeting at 6:09 p.m.

Commissioners Absent: Jose Barrera.

Staff Present: City Manager Antony Lopez, City Clerk Maria Ortiz, via zoom: City Attorney Moses Diaz, Tesilla Ramirez, Inter 4-Creeks, Kelsey George, Senior Planner 4-Creeks.

2. **APPROVAL OF MINUTES**: March 3,2025:

Vice Chairman Cervantes made the motion to approve minutes as presented and seconded by Chairman Naranjo and motioned passed. Cervantes-yes; Naranjo-yes; Ramirez-yes & Barrera-absent.

3. **PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES**:
Chairperson Naranjo opened at 6:08 p.m. and closes at 6:09 p.m. with no public comments.

4. **PUBLIC HEARINGS:**
A. Consider Public Hearing for Conditional Use Permit 2025-01: Teslla Ramirez, Intern 4 Creeks.
   - Staff Report
   - Public Hearing
   - Approve Resolution (Resolution 2025-02.

Planning staff presented a staff report regarding Conditional Use Permit 2025-01 submitted by the LEAP Institute to establish a community garden on approximately 0.32 acres located at 717 and 721 E. Laneva Boulevard (APN 040-193-008). The property is designated Community Commercial (CC), where community gardens are permitted subject to approval of a Conditional Use Permit. Staff discussed the project site, surrounding land uses, zoning consistency, General Plan consistency, and CEQA Class 32 Infill Development exemption findings. Staff recommended approval of CUP 2025-01 subject to conditions of approval contained in Resolution 2025-02. The public hearing was opened and closed with/no public comment received. Following discussion, the Planning Commission approved Conditional Use Permit 2025-01 and adopted Resolution 2025-02.

Chair Naranjo opened Public Hearing 6:15 p.m. & closed at 6:16 p.m. After a brief discussion the following action was take:

2025-02 RESOLUTION: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AVENAL APPROVING CONDITIONAL USE PERMIT (CUP) 2025-01 AND RELATED ENVIRONMENTAL FINDINGS RELATED TO A REQUEST TO ESTABLISH A COMMUNITY GARDEN ON A VACANT PARCEL THAT IS LOCATED WITHIN THE COMMUNITY COMMERCIAL LAND USE DESIGNATION AND THE CC ZONE DISTRICT. Vice Chairman Cervantes made the motion to approve as presented and seconded by Chairman Naranjo and motioned passed.

ROLL CALL VOTE:
AYES: **Naranjo, Ramirez, Cervantes.**
NOES: **None.**
ABSENT: **Barrera.**
ABSTAIN: **None.**

5. **OLD BUSINESS:**
   A. None.

6. **NEW BUSINESS**:
   A. None.

7. **ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS:**
   A. **Economic /Community Development Activity Update – None.**

8. **COMMENTS**
   A. **Planning Commissioners Comment: none.**

   B. **Staff Comments: none.**

ADJOURNMENT

There being no further business the meeting was adjourned at 6:35 p.m.

Respectfully submitted.

Maria Ortiz, Secretary

A V E N A L P L A N N I N G C O M M I S S I O N

S T A F F R E P O R T

Date: May 13, 2026
To: Avenal Planning Commission
From: Josh McDonnell, Planning Consultant
Subject: Adoption of Housing Element.

RECOMMENDATION:

GPA 2026-01 proposes to adopt the 2024-2032 Housing Element update as an amendment to the City of Avenal General Plan. The request follows the Planning and Zoning Law that requires jurisdictions to adopt a Housing Element Update every eight years. It is recommended that the Planning Commission take the following actions:

1) Ask the City Planner to deliver the staff report;
2) Ask any questions of staff regarding the project;
3) Open the hearing to the public and ask for any public testimony;
4) Ask for a motion to approve the GPA 26-01 by adopting:
   a) Resolution 2026-01: recommending that the City Council adopt GPA 26-01, an amendment to the City of Avenal General Plan that adopts 2024-2032 Housing Element and finding that the approval of GPA 26-01 is exempt from CEQA review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

DISCUSSION AND ANALYSIS

Housing Element Requirements

The General Plan is the City's primary planning policy document and includes state-mandated "elements" that set forth objectives, principles, standards and goals to guide orderly development. The purpose of the Housing Element is to identify the housing needs of all economic segments of the community and describe the actions the County intends to take to facilitate the preservation and development of adequate housing to meet those needs. The City must also address constraints on housing development, develop programs to facilitate housing for special needs groups, and provide a fair housing analysis.

The City's current Housing Element that covers the 2016-2024 planning period was adopted in 2016. State law established requirements for updating Housing Elements on an eight-year cycle. The 2024-2032 planning period is referred to as the "6th Cycle Housing Element" in reference to the five previous updates.

The County of Kings and the Cities of Avenal, Corcoran, and Hanford have completed a collaborative process in preparing a multijurisdictional Housing Element covering these

four jurisdictions. While the multijurisdictional Housing Element includes data, analyses, and general goals and policies covering the County and three Cities, each jurisdiction has separate programs that apply only to that jurisdiction. In adopting the Housing Element, no jurisdiction is required to adopt programs that apply to another jurisdiction.

The state legislature has given the California Department of Housing and Community Development (HCD) authority to develop detailed guidelines for the preparation of Housing Elements and to issue statements regarding whether draft Housing Elements substantially comply with the requirements of Government Code Section 65580 et seq (Housing Element law). A finding of substantial compliance by HCD is referred to as Housing Element "certification." State law requires each jurisdiction to adopt a certified Housing Element. In addition, several grant funding programs require a certified Housing Element as a prerequisite for eligibility, therefore Housing Element certification increases the City's opportunities to receive grant funds.

A key requirement of state law is that each jurisdiction demonstrates the availability of adequate sites with appropriate zoning to accommodate residential development commensurate with its assigned share of regional growth needs as described in the Regional Housing Needs Assessment (RHNA). Prior to the beginning of each Housing Element cycle, Kings County Association of Governments (KCAG) prepares a RHNA plan in consultation with HCD and the County and Cities. The RHNA identifies the number of new housing units each jurisdiction must accommodate across all income levels through its land use plans and zoning designations. It is important to note that the RHNA establishes planning targets, not development quotas. KCAG allocated the RHNA for each jurisdiction through its adoption of the 6th Cycle Regional Housing Needs Plan in January 2023.

In May 2023, the County and Cities entered into contract with a consultant to prepare the multijurisdictional 6th Cycle Housing Element. The first draft was submitted to HCD on October 9, 2024, and comment letters were issued by HCD on January 6, 2025. A second draft was prepared by the consultant and submitted to HCD on August 26, 2025, and comment letters were issued by HCD on October 20, 2025. In November 2025, the County began meeting with HCD and the consultant for technical assistance. In February 2026, the County and Cities met to discuss the status of the Housing Element, and each jurisdiction made the independent decision to part from the consultant and to proceed with in-house staff provided by each jurisdiction with technical assistance from HCD to finish the draft.

On March 27, 2026, a third draft was submitted to HCD. Subsequent to the receipt of technical assistance feedback from State HCD staff, a fourth draft was submitted on May 4, 2026. A certification letter was issued by HCD on Month Day, 2026 (Exhibit A to Planning Commission Resolution No. 26-01). The next step in the process is to adopt the 2024-2032 Housing Element update as General Plan Amendment No. 26-01. The Housing Element is attached to Planning Commission Resolution No. 26-01 as Exhibit B.

Housing Element Organization

The Housing Element is organized as follows:

- Chapter 1 – Introduction
- Chapter 2 – Housing Needs Assessment
- Chapter 3 – Resources and Opportunities
- Chapter 4 – Constraints
- Chapter 5 – Housing Plan
- Chapter 6 – Glossary of Terms
- Appendix A – Evaluation of the Prior Housing Element
- Appendix B – Land Inventory
- Appendix C – Public Participation Summary
- Appendix D1 – County of Kings Fair Housing Analysis
- Appendix D2 – City of Avenal Fair Housing Analysis
- Appendix D3 – City of Corcoran Fair Housing Analysis
- Appendix D4 – City of Hanford Fair Housing Analysis

Each jurisdiction's programs are listed in Chapter 5 – Housing Plan.

Key Issues

Alignment with State law. Development of the Housing Element draft has shown that changes to the Avenal Zoning Ordinance will be required to align with State law regarding recently updated or implemented mandates, specifically concerning ADU law, parking requirements, Density Bonus law, reasonable accommodation procedures, compliance with Government Code Section 17021.8 to support farmworker housing, and permitting of emergency shelters and transitional/supportive housing. Program 1.18 discusses each required amendment to the Development Code.

Farmworker and Employee Housing. In coordination with other jurisdictions in the multijurisdictional Housing Element, the City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including coordinating with regional organizations, providing incentives when feasible, and assisting interested developers by identifying sites and supporting funding applications. Farmworker and employee housing will be facilitated and supported through the objectives and timeline provided in Program 1.14.

Assist Affordable Housing Development. The City will continue to promote the development of housing for extremely low-, low-, and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives, and administrative support to developers on grant applications. Affordable housing is addressed in Program 1.16 as well as others.

Facilitate Infrastructure Improvements. In order to meet the City's RHNA allocations, it is vital to have adequate infrastructure to support the City's housing needs. Program 1.19 guides the City with facilitating and supporting the development, improvement, or expansion of needed public infrastructure such as roads, sidewalks, storm water drainage, safe and adequate water supply and wastewater disposal systems.

Regional Collaboration. The multijurisdictional Housing Element provides an opportunity for collaboration on countywide housing issues that need to be more effectively addressed at a regional level rather than at a local level. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best of limited resources. A Housing Element Working Group will be formed and meet at least annually to evaluate successes of implementation of housing programs and to identify gaps and additional needs. The objectives and timing are outlined in Program 1.26.

Adequate Sites and the RHNA Plan. The City must provide a land inventory to ensure that there is an adequate supply of residential land designated in unincorporated areas to accommodate the RHNA allocation. The County's total RHNA allocation is 9,429 units, and 277 of those units are allocated to Avenal. Below is the RHNA Allocation by Income Category that is stated in KCAG's 6th Cycle Regional Housing Needs Plan.

Table 1: RHNA Allocations by Income Category for Kings County Jurisdictions

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	Units	%	Units	%	Units	%	Units	%	Units
Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,369	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	898	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County Totals	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

The City currently has 1,822 units in its land inventory, which exceeds the required allocation in every income category. Program 1.4 will ensure that the County will maintain an adequate supply of residential land to accommodate its RHNA allocation.

NOTICE OF CITY COUNCIL HEARING

On or before April 23, 2026, a Notice of Public Hearing was published in the paper of record. At the time this staff report was written, no comments had been received.

ENVIRONMENTAL FINDINGS

The approval of General Plan Amendment No. 26-01 is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the *Guidelines for the California Environmental Quality Act (CEQA Guidelines).* This section states that a project is exempt from CEQA if the activity is covered by the general rule

that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Changes proposed by the Housing Element update are technical changes concerning general policy for the implementation of housing policy and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Housing Element update. In addition, any development projects will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual CEQA review.

RECOMMENDATION:
As General Plan Amendment No. 26-01 requires the approval of the Avenal City Council, the Avenal Planning Commission is serving as the advisory body, and the actions of the Commission are in the form of recommendations to the City Council. Staff recommends that the Commission hold a public hearing and consider the following.

Adopt Planning Commission Resolution No. 26-01, which will make the following recommendations to the City Council:

1. Find that the approval of General Plan Amendment No. 26-01 is exempt from CEQA review pursuant to Section 15061(b)(3) of the *California Environmental Quality Act* (*CEQA*) and that the CEQA exemption determination can be made for General Plan Amendment No. 26-01.

2. Find that the 2024-2032 Housing Element, as set forth in Exhibit B, is consistent with and will implement the policies of the *2035 Avenal General Plan.*

3. Find that the 2024-2032 Housing Element substantially complies with the requirements of Government Code Section 65580 et seq.

4. Recommend to the City Council that General Plan Amendment No. 26-01 be approved and adopt the 2024-2032 Housing Element for incorporation into the *2035 Avenal General Plan*.

EXHIBITS

A. Resolution 2026-01
B. CEQA Notice of Exemption

BEFORE THE PLANNING COMMISSION OF THE CITY OF AVENAL

IN THE MATTER OF:	**RESOLUTION 2026-01**
IN THE MATTER OF: GENERAL PLAN AMENDMENT NUMBER 2026-01 OF THE AVENAL GENERAL PLAN FOR ADOPTION OF THE 6TH CYCLE HOUSING UPDATE.	

WHEREAS, the California Government Code, Section 65300, requires that the planning agency of each county or city prepare, and the legislative body adopt, a comprehensive, long-term general plan for the physical development of the county or city; and

WHEREAS, from time to time the General Plan requires adjustment of its contents to ensure that it is consistent with current law, is internally consistent, consolidates and coordinates policies from one element to another, and addresses the changing physical needs of the county and the people who live and work here; and

WHEREAS, state law requires that the General Plan include a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2024-2032 planning period as the 6th Cycle Housing Element update; and

WHEREAS, on May 4, 2026, in compliance with Section 65585 of the California Government Code, a draft 2024-2032 Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on May 8, 2026, HCD issued a letter reporting the Draft Housing Element substantially complies with state law, which has been reviewed and considered by the Planning Commission; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider General Plan Amendment No. 26-02 for the 2024-2032 Housing Element update at a special meeting conducted on May 13, 2026, at which time all interested persons were provided an opportunity to offer comments; and

WHEREAS, the approval of General Plan Amendment No. 26-01 is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the *Guidelines for the California Environmental Quality Act (CEQA Guidelines)*. This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. Changes proposed by the Housing Element update are technical changes concerning general policy for the implementation of housing policy and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Housing Element update, and none of the circumstances in Section 15300.2 apply. In addition, any development projects will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual CEQA review;

WHEREAS, this Commission has duly reviewed the contents of General Plan Amendment No. 26-01 as well as comments and testimony received from the public and interested governmental agencies.

NOW, THEREFORE, BE IT RESOLVED, that this Commission finds that:

1. The approval of General Plan Amendment No. 26-02 is exempt from CEQA review pursuant to Section 15061(b)(3) of the *Guidelines* for *California Environmental Quality Act* (*CEQA Guidelines*), none of the circumstances in Section 15300.2 apply, and the CEQA exemption determination can be made for General Plan Amendment No. 26-02.

2. The 2024-2032 Housing Element, as set forth in Exhibit B, is consistent with and will implement the policies of the *2035 Kings County General Plan.*

3. The 2024-2032 Housing Element substantially complies with the requirements of Government Code Section 65580 et seq.

4. The Commission adopts Resolution No. 26-01 recommending to the Board of Supervisors that General Plan Amendment No. 26-02 be approved and to adopt the 2024-2032 Housing Element for incorporation into the *2035 Kings County General Plan*.

UPON MOTION OF COMMISIONER_____, SECONDED BY COMMISIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE PLANNING COMMISION AT AN OFFICIAL MEETING HELD ON **MAY 13, 2026**, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____ ATTEST: _____

AMADO CERVANTES,
Vice- Chairperson
CITY OF AVENAL

MARIA A. ORTIZ,
City Clerk
CITY OF AVENAL

BEFORE THE PLANNING COMMISSION OF THE CITY OF AVENAL

IN THE MATTER OF:	**RESOLUTION 2026-01**
IN THE MATTER OF: GENERAL PLAN AMENDMENT NUMBER 2026-01 OF THE AVENAL GENERAL PLAN FOR ADOPTION OF THE 6TH CYCLE HOUSING UPDATE.	

WHEREAS, the California Government Code, Section 65300, requires that the planning agency of each county or city prepare, and the legislative body adopt, a comprehensive, long-term general plan for the physical development of the county or city; and

WHEREAS, from time to time the General Plan requires adjustment of its contents to ensure that it is consistent with current law, is internally consistent, consolidates and coordinates policies from one element to another, and addresses the changing physical needs of the county and the people who live and work here; and

WHEREAS, state law requires that the General Plan include a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2024-2032 planning period as the 6th Cycle Housing Element update; and

WHEREAS, on May 4, 2026, in compliance with Section 65585 of the California Government Code, a draft 2024-2032 Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on May 8, 2026, HCD issued a letter reporting the Draft Housing Element substantially complies with state law, which has been reviewed and considered by the Planning Commission; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider General Plan Amendment No. 26-02 for the 2024-2032 Housing Element update at a special meeting conducted on May 13, 2026, at which time all interested persons were provided an opportunity to offer comments; and

WHEREAS, the approval of General Plan Amendment No. 26-01 is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the *Guidelines for the California Environmental Quality Act (CEQA Guidelines)*. This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. Changes proposed by the Housing Element update are technical changes concerning general policy for the implementation of housing policy and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Housing Element update, and none of the circumstances in Section 15300.2 apply. In addition, any development projects will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual CEQA review;

WHEREAS, this Commission has duly reviewed the contents of General Plan Amendment No. 26-01 as well as comments and testimony received from the public and interested governmental agencies.

NOW, THEREFORE, BE IT RESOLVED, that this Commission finds that:

1. The approval of General Plan Amendment No. 26-02 is exempt from CEQA review pursuant to Section 15061(b)(3) of the *Guidelines* for *California Environmental Quality Act* (*CEQA Guidelines*), none of the circumstances in Section 15300.2 apply, and the CEQA exemption determination can be made for General Plan Amendment No. 26-02.

2. The 2024-2032 Housing Element, as set forth in Exhibit B, is consistent with and will implement the policies of the *2035 Kings County General Plan.*

3. The 2024-2032 Housing Element substantially complies with the requirements of Government Code Section 65580 et seq.

4. The Commission adopts Resolution No. 26-01 recommending to the Board of Supervisors that General Plan Amendment No. 26-02 be approved and to adopt the 2024-2032 Housing Element for incorporation into the *2035 Kings County General Plan.*

UPON MOTION OF COMMISIONER_____, SECONDED BY COMMISIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE PLANNING COMMISION AT AN OFFICIAL MEETING HELD ON **MAY 13, 2026**, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____ ATTEST: _____

AMADO CERVANTES,
Vice- Chairperson
CITY OF AVENAL

MARIA A. ORTIZ,
City Clerk
CITY OF AVENAL

NOTICE OF PUBLIC HEARINGS
CITY OF AVENAL
AVENAL PLANNING COMMISSION
AVENAL CITY COUNCIL

Planning Commission hearing:
The Avenal Planning Commission is scheduled to hold a public hearing to consider the following proposal:

Housing Element Update.
The project involves a comprehensive update to the Housing Element of the City of Avenal General Plan for the current State planning period. The Housing Element identifies the City's existing and projected housing needs for all income levels and includes an inventory of sites suitable for residential development. The update establishes goals, policies, and implementation programs to accommodate the City's Regional Housing Needs Allocation (RHNA), remove governmental and non-governmental constraints to housing development, affirmatively further fair housing, and promote the development, preservation, and improvement of housing opportunities throughout the community in compliance with State housing law.

When and Where?
6:00 pm, Wednesday, May 13, 2026
Avenal Theater
233 E. Kings St.
Avenal, CA 93204

Applicant:
City of Avenal

Location:
The project applies to all properties located within the Avenal City limits. The Housing Element is a State-mandated component of the Avenal General Plan.

Proposal:
The proposed project consists of adoption of the updated Housing Element, including associated goals, policies, programs, and actions necessary to maintain compliance with State housing law.

Notice is also given that an environmental assessment has been conducted for the project identified above, consistent with the California Environmental Quality Act (CEQA). The analysis determined that the project is Categorically Exempt from CEQA.

City Council Hearing
Once it is considered by the Planning Commission, the project will then be considered in a public hearing by the Avenal City Council on Thursday, May 14, 2026, at 5:15 pm (or as soon thereafter as the matter can be heard) in the Avenal Theater at 233 E. Kings St., Avenal, CA 93204.

Contact:
You are welcome to attend this meeting to express your views on this request. The City also accepts mailed comments, so they can be distributed to the Planning Commission and City Council. If you desire more information or wish to view the staff report for the project, please contact the City of Avenal City Clerk, 919 Skyline Blvd., or by phone at (559) 386-5766.

Published in the Hanford Sentinel on 4/22/26.
Posted: 4/22/26

AVENAL PLANING COMMISSION

STAFF REPORT

Date: May 13, 2026
To: Avenal Planning Commission
From: Teslla Ramirez, Planning Consultant
Subject: Zoning Text Amendment No. 2026-01 and Conditional Use Permit No. 2026-01 (ZTA/CUP 2026-01) and related environmental finding for a proposed off-site parking facility on approximately ±0.75 acres located at the southwest corner of East Tulare Street and South Second Avenue.

SUMMARY/ RECOMMENDTIAONS:
ZTA/CUP 2026-01 proposes a Zoning Text Amendment to Title 9 (Zoning Ordinance) of the Avenal Municipal Code and a Conditional Use Permit for development of an off-site parking facility on approximately ±0.75 acres located at the southwest corner of East Tulare Street and South Second Avenue within the Community Commercial (CC) zoning district.

The proposed Zoning Text Amendment would amend Table 9.08.030-1 of Title 9 (Zoning Ordinance) of the Avenal Municipal Code to allow “Parking Facility, Off-Site” uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit.

The Conditional Use Permit proposes development of a 64-space parking facility with covered parking, landscaping, and other associated site improvements intended to serve the Aria Community Health Center nearby.

It is recommended that the Planning Commission take the following actions:

1) Ask the City Planner to deliver the staff report;
2) Ask any questions of staff regarding the project;
3) Open the hearing to the public and ask for any public testimony;
4) Ask for a motion to approve ZTA/CUP 2026-01 by adopting Resolution No. 2026-02 which:
   a) Recommends Approval (to the City Council) of Zoning Text Amendment No. 2026-01 and the related environmental finding; and
   b) Approves Conditional Use Permit No. 2026-01 of an off-site parking facility on the subject site, subject to approval of ZTA 2026-01 by City Council.

BACKGROUND:

The application was submitted by Maurino Lopez of Marlette Associates on behalf of John Blaine, CEO of Aria Community Health Center.

The subject site consists of four adjoining parcels identified by Assessor Parcel Numbers (APNs) 040-193-001, 040-193-002, 040-193-003, and 040-193-004, commonly known as 700 South Second Avenue.

The subject site is currently vacant and includes minor existing site improvements including sidewalk improvements, driveway access from East Tulare Street and South Second Avenue.

The proposed project is intended to support parking demand associated with Aria Community Health Center located north of the project site at 148 E. Kings Street.

The subject site is surrounded primarily by community commercial uses to the north, east, and south, with a community garden and existing residential development located to the west, as shown below in Table 1.

TABLE 1: SURRONDING LAND USES

	Land Use Designation	Existing Land Use
North:	Community Commercial	Aria Community Health Center/ Parking lot
East:	Community Commercial	Apartments(3-plex)
South:	Community Commercial	Automobile Tech Services
West:	Community Commercial	Community Garden/ Existing Single-family Residence.

PROPOSAL AND ANALYSIS:

ZTA/CUP 2026-01 consists of a request for a Zoning Text Amendment and a related Conditional Use Permit associated with a proposed off-site parking facility intended to serve the nearby Aria Community Health Center.

Under the current provisions of Table 9.08.030-1 of the Avenal Municipal Code, “Parking Facility, Off-Site” uses are not permitted within the Community Commercial (CC) zoning district. Therefore, the applicant submitted a concurrent Zoning Text Amendment request to amend the City’s Zoning Ordinance to allow the use subject to approval of a Conditional Use Permit.

If recommended for approval by the Planning Commission, the Zoning Text Amendment will be forwarded to the City Council for final consideration. The related Conditional Use Permit would become effective upon approval of the associated Zoning Text Amendment by the City Council.

Zoning Text Amendment

Avenal Municipal Code (AMC) Chapter 9.84 regulates amendments to the City's Zoning Ordinance. Pursuant to AMC Chapter 9.84, the Planning Commission serves as the recommending body for Zoning Text Amendments, with final action taken by the City Council.

ZTA 2026-01 proposes an amendment to Table 9.08.030-1 (Commercial, Office, and Industrial Zones Land Use Table) of Title 9 (Zoning Ordinance) of the Avenal Municipal Code to allow "Parking Facility, Off-Site" uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit.

The proposed parking facility is intended to serve the nearby Aria Community Health Center; however, the proposed parking area would be located on separate parcels from the existing health center and separated by East Tulare Street. Therefore, the proposed parking area is not considered accessory parking associated with a primary use located on the same site and is instead classified as a "Parking Facility, Off-Site" pursuant to Chapter 9.96 (Definitions of Land Uses) of the Avenal Municipal Code.

Under the current provisions of Table 9.08.030-1, "Parking Facility, Off-Site" uses are not permitted within the Community Commercial (CC) zoning district. Therefore, the proposed amendment would modify Line K7 of the Land Use Table to allow the use subject to approval of a Conditional Use Permit. See attached **Exhibit A** for the proposed amendment to Table 9.08.030-1 of the Avenal Municipal Code.

As proposed, the amendment would establish a review process through the Conditional Use Permit process to ensure future off-site parking facilities are appropriately located, designed, and compatible with surrounding development.

Staff reviewed the proposed amendment and determined the request is appropriate given that off-site parking facilities may support existing commercial, medical, and community-serving uses located within the Community Commercial zoning district while maintaining Planning Commission oversight through the Conditional Use Permit process.

Conditional Use Permit

Avenal Municipal Code (AMC) Chapter 9.80 regulates Conditional Use Permits within the City of Avenal. Pursuant to AMC Chapter 9.80 and Chapter 9.70, the Planning Commission serves as the review authority for Conditional Use Permit applications within city limits.

CUP 2026-01 is a request to develop an off-site parking facility intended to serve the nearby Aria Community Health Center. The proposed project includes development of 64 parking stalls, including EV-capable and accessible parking spaces, covered parking areas with carports, landscaping improvements, a new drive approach along South Second Avenue, pedestrian pathways, and associated site improvements.

Staff reviewed the proposed project and determined the proposed off-site parking facility is compatible with the surrounding commercial and community-serving development pattern of the area and would provide additional parking opportunities intended to support patients, staff, and visitors of the Aria Community Health Center.

Findings for Zoning Text Amendment and Conditional Use Permit Applications:
Pursuant to AMC Sections 9.84.030 and 9.80.040, specific findings must be made prior to approval of a Zoning Text Amendment and Conditional Use Permit. Staff reviewed ZTA/CUP 2026-01 and determined the proposed project is consistent with the Avenal General Plan and Avenal Municipal Code, compatible with surrounding land uses, and would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

Staff determined all required findings can be made and attached the findings as **Exhibit B.**

NOTICE OF PLANNING COMMISSION HEARING

On or before April 23, 2026, a Notice of Public Hearing was published in the paper of record. At the time this staff report was written, no comments had been received.

ENVIRONMENTAL FINDINGS

ZTA 2026-01 is exempt from review for environmental impacts as a “common sense” exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines because the proposed Zoning Text Amendment does not authorize physical development and it can be seen with certainty that there is no possibility the amendment would have a significant effect on the environment. Any future development proposals would remain subject to separate discretionary review and environmental analysis, as applicable.

CUP 2026-01 is exempt from CEQA pursuant to Section 15332 (Class 32- In-Fill Development Projects) of the CEQA Guidelines because the proposed project consists of development on a vacant site located within city limits that is substantially surrounded by urban uses, is consistent with the applicable General Plan and zoning designation, and can be adequately served by existing utilities and public services.

AGENCY AND DEPARTMENTAL REVIEW

ZTA/CUP 2026-01 was routed to applicable City departments and agencies for review and comment, including Engineering, Public Works Department, Building Department, Caltrans and utility providers, as applicable. Comments received during the routing process have been incorporated into the Conditions of Approval.

CONCLUSION

Staff reviewed ZTA/CUP 2026-01 for consistency with the Avenal Municipal Code and General Plan. Based on the analysis provided within this staff report, Staff determined the proposed Zoning Text Amendment and Conditional Use Permit are appropriate for the subject site and surrounding area and that all required findings can be made.

Therefore, Staff recommends the Planning Commission recommend approval of ZTA 2026-01 to the City Council and approve CUP 2026-01, subject to approval of the associated Zoning Text Amendment.

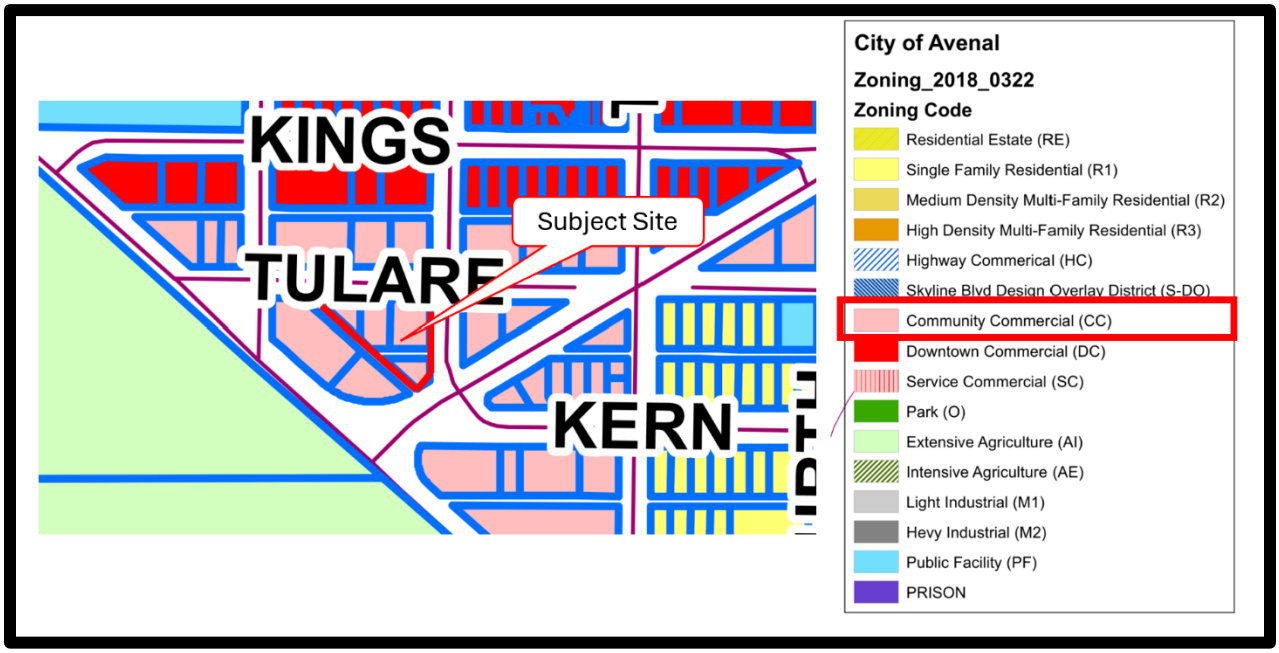
EXHIBITS

A. Proposed Amendment to Table 9.08.030-1
B. Required Findings for Zoning Text Amendment No. 2026-01 and Conditional Use Permit No. 2026-01
C. Site Plan / Project Plans
D. Resolution No. 2026-XX

PROJECT LOCATION MAP:



ZONING MAP:


KINGS
TULARE
KERN
Subject Site
City of Avenal
Zoning_2018_0322
Zoning Code
Residential Estate (RE)
Single Family Residential (R1)
Medium Density Multi-Family Residential (R2)
High Density Multi-Family Residential (R3)
Highway Commerical (HC)
Skyline Blvd Design Overlay District (S-DO)
Community Commercial (CC)
Downtown Commercial (DC)
Service Commercial (SC)
Park (O)
Extensive Agriculture (AI)
Intensive Agriculture (AE)
Light Industrial (M1)
Hevy Industrial (M2)
Public Facility (PF)
PRISON

BEFORE THE PLANNING COMMISSION OF THE CITY OF AVENAL

IN THE MATTER OF:	**RESOLUTION 2026-02**
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AVENAL RECOMMENDING THE CITY COUNCIL OF THE CITY OF AVENAL APPROVE ZONING TEXT AMENDMENT (ZTA) 2026-01 AND APPROVING CONDITIONAL USE PERMIT (CUP) 2026-01 AND RELATED ENVIRONMENTAL FINDING FOR AN OFF-SITE PARKING FACILITY LOCATED AT THE SOUTHWEST CORNER OF EAST TULARE STREET AND SOUTH SECOND AVENUE	

WHEREAS, Maurino Lopez of Marlette Associates, on behalf of John Blaine, CEO of Aria Community Health Center, submitted applications for Zoning Text Amendment No. 2026-01 ("ZTA 2026-01") and Conditional Use Permit No. 2026-01 ("CUP 2026-01") pertaining to approximately ±0.75 acres located at the southwest corner of East Tulare Street and South Second Avenue within the Community Commercial (CC) zoning district; and

WHEREAS, the subject site consists of four adjoining parcels identified as Assessor Parcel Numbers (APNs) 040-193-001, 040-193-002, 040-193-003, and 040-193-004, commonly known as 700 South Second Avenue; and

WHEREAS, ZTA 2026-01 proposes amendments to Table 9.08.030-1 of the Avenal Municipal Code to allow "Parking Facility, Off-Site" uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit; and

WHEREAS, CUP 2026-01 proposes development of an off-site parking facility within the Community Commercial (CC) zoning district; and

WHEREAS, pursuant to AMC Section 9.70.070, the Planning Commission serves as the advisory body for Zoning Text Amendments and the review authority for Conditional Use Permits within city limits; and

WHEREAS, under the current provisions of Table 9.08.030-1 of the Avenal Municipal Code, "Parking Facility, Off-Site" uses are not permitted within the Community Commercial (CC) zoning district and therefore require approval of ZTA 2026-01 prior to CUP 2026-01 becoming effective; and

WHEREAS, staff reviewed ZTA/CUP 2026-01 in accordance with the requirements of the Avenal Municipal Code and Avenal General Plan and determined the proposed project is

consistent with applicable provisions of the Avenal Municipal Code and Avenal General Plan; and

WHEREAS, the Planning Commission reviewed the required findings for approval pursuant to AMC Sections 9.84.030 and 9.80.040 and determined all required findings can be made for ZTA/CUP 2026-01; and

WHEREAS, public hearing notice was given in accordance with AMC Section 9.70.100 and applicable State law twenty (20) days prior to the Planning Commission hearing date; and

WHEREAS, in accordance with AMC Chapter 9.70, the Planning Commission held a duly noticed public hearing at which the Commission received a staff report and related information and considered public testimony regarding ZTA/CUP 2026-01; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), ZTA 2026-01 is exempt pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense" Exemption) and CUP 2026-01 is exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).

NOW THEREFORE BE IT RESOLVED, ZTA 2026-01 is exempt pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense" Exemption) and CUP 2026-01 is exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).

BE IT FURTHER RESOLVED, that the following additional findings associated with ZTA 2026-01 and CUP 2026-01 are made:

1. The Planning Commission finds the foregoing recitals to be true, correct, and incorporated herein.
2. The Planning Commission finds ZTA/CUP 2026-01 satisfies the required findings for approval as identified in Sections 9.84 and 9.80 of the Avenal Municipal Code and as outlined in the Staff Report dated May 13, 2026.
3. The Planning Commission finds ZTA 2026-01 satisfies the required findings for approval pursuant to AMC Section 9.84.030 in that:
    a) The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title.
    b) The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
    c) The amendment would maintain the appropriate balance of land uses within Avenal.
    d) The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
    e) The proposed amendment will not have a significant impact on the environment.

4. The Planning Commission finds CUP 2026-01 satisfies the required findings for approval pursuant to AMC Section 9.80.040 in that:
    a) The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
    b) The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
    c) The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed.
    d) The proposed use is consistent with the General Plan.
    e) The proposed use will not have a significant impact on the environment.
    f) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.
5. Conditional Use Permit No. 2026-01 shall not become effective unless and until Zoning Text Amendment No. 2026-01 is approved and becomes effective by action of the Avenal City Council.

BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends the Avenal City Council approve Zoning Text Amendment No. 2026-01 and approves Conditional Use Permit No. 2026-01, subject to the following conditions and further subject to approval of Zoning Text Amendment No. 2026-01 by the Avenal City Council:

Engineering:

1. Include lighting plan.
2. V-gutter cannot be in the path of travel if using standard P-14 refer to PROWAG R304.5.4. Make drainage perpendicular and show design grade to ensure ADA compliance.
3. Call out P-14 standard.
4. Ramp needs to be directional per prior comments.
5. Coordinate with public works staff during point of water line tie in.
6. Include all applicable City Standard details with the plan set.
7. Maintain 1.5' waterline separation above sewer line, measured from outside of pipe.
8. Provide elevation clearances for water line and sewer line. Maintain 1.5' clearance from sewer at crossings. Crossing to be at midpoint of pipe, not at joint.

Building:

9. All corrections to the drawings shall be made on the original documents for reprinting. Provide one complete set of revised documents for backcheck (electronic resubmittal is acceptable). Once all corrections have been resolved, Willdan will electronically approve documents for printing of three complete sets of construction plans for City of Avenal permit and inspection processes.
10. Planning/Zoning approval is required. A Construction Waste Management Plan may be required to be initiated prior to permit issuance. Documentation of compliance with the Construction Waste Management Plan is required to be submitted prior to Certificate of Occupancy.
11. All site and monument signage requires Planning/Zoning review and approval. Building plan review may be required.
12. Civil Plan sheet C1 is subject to review and approval by the City Engineer.
13. Clarify extent of the proposed project. Designer to amend as separate permits for carports and solar
14. All sheets of the construction drawings shall be "wet signed" by the person responsible for the design [CRC R301.1.3.1 & CBC 107.3.4 Design professional in responsible charge].
15. Since exterior lighting is required the project must comply with the California Energy Code and the 2022 Building Energy Efficiency Standards for Non-Residential structures. The OLTG energy forms must be included as an integral part of the plan set drawings. Forms requiring signatures must be signed by the preparer and the Designer or Owner.

Public Works:

16. Need to have the 6" water line replaced from Tulare St. to Second Ave. through the site. The existing line is A/C and needs replaced with C-900.

Fire Department:

17. All weather access roads capable of supporting heavy fire apparatus, of not less than twenty feet width and thirteen feet six inches of vertical clearance, must be provided. Roads must comply with the California Fire Code.
18. Employees should be familiar with the use of fire safety equipment.
19. A set of building plans must be reviewed by the Kings County Fire Department.
20. All plans shall comply with the California Fire Code and all regulations of the Kin gs County Fire Department.
21. Adjustment shall not interfere with fire department access. No structure or future structure shall be farther than 150 feet from fire apparatus access. Access roads a nd adequate turnaround provisions shall be provided if fire apparatus access dista nce is exceeded.
22. Any future development must comply with applicable Fire Code, including rural firefighting water supply requirements.

Caltrans:

23. Access to the Project site will be via a new driveway to Second Avenue located approximately 65 feet north of the SR 269 and Second Avenue intersection. SR 269 has an eastbound left turn lane to northbound Second Avenue.
24. The site plan and aerial mapping indicates that the Project site along SR 269 has existing curb, gutter and sidewalk with landscaping that extends west to the SR 269/SR 33 intersection. Existing storm drains are also located along SR 269.
25. Any work completed in the State's right-of-way will require review and approval of a Caltrans encroachment permit. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provide Caltrans with discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
26. According to the Caltrans Transportation Concept Report (TCR), segment 1 of SR 269 in the vicinity of the proposed Project is currently a 2-lane conventional highway with a continuous left turn lane and ultimately planned to be a 4-lane facility within a total of 112 feet of right-of-way (56 feet from the centerline). Caltrans' right-of-way maps show this segment of SR 269 existing at 100 feet with approximately 50 feet from the centerline on the north side of SR 269.
27. Consistent with the Caltrans' LDR Safety Review Practitioner's Guidance screening criteria, a Safety Review is not required for the Project as currently proposed.

PG&E:

28. Our review indicates the proposed work and/or improvements appear to directly interfere with PG&E's existing facilities and land rights.
29. The project plans show the proposed work being in the vicinity of overhead electric distribution lines as well as underground gas distribution lines along the existing alley. G&E requests that all trees and brush planted near the gas distribution lines maintain a distance of 5' from the existing gas main. Trees and vegetation pose a significant safety threat to underground gas lines and can interfere with PG&E's maintenance and access, both routinely and in an emergency.

Planning:

30. The project shall comply with all applicable provisions of the Avenal Municipal Code, including development standards of the Community Commercial (CC) zoning district.
31. Minor technical modifications to the approved site plan may be required during plan check or construction to ensure compliance with applicable City standards and codes, subject to review and approval by the Planning Division and City Engineer, Building department, as applicable.
32. Landscaping shall be installed and maintained in accordance with approved project plans and applicable City standards. All landscaping shall be maintained in a healthy and attractive condition at all times.
33. All site improvements, including EV charging infrastructure, shall be designed and maintained to provide safe pedestrian and vehicular circulation throughout the site.
34. Any proposed signage shall comply with the City of Avenal Sign Ordinance and shall require a separate sign permit.
35. The project site shall be maintained in a clean and orderly condition at all times.
36. All construction and site improvements shall comply with applicable California Building Code, California Electrical Code, accessibility requirements, and other applicable state and local regulations.
37. Any proposed fencing shall comply with applicable provisions of the Avenal Municipal Code and shall be installed in substantial conformance with the approved project plans.

UPON MOTION OF COMMISIONER_____, SECONDED BY COMMISIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE PLANNING COMMISION AT AN OFFICIAL MEETING HELD ON **MAY 13, 2026**, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____ ATTEST: _____

Chairperson
CITY OF AVENAL

MARIA A. ORTIZ, City Clerk CITY OF AVENAL

EXHIBIT B

Required Findings for Zoning Text Amendment No. 2026-01 and Conditional Use Permit No. 2026-01

FINDINGS FOR ZONING TEXT AMENDMENTS – 9.84.030

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title.
The proposed amendment is internally consistent with the goals, objectives, and policies of the Avenal General Plan and Title 9 (Zoning Ordinance) in that it would allow off-site parking facilities that support existing commercial and community-serving uses within the Community Commercial (CC) zoning district subject to Conditional Use Permit review.

2. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community in that future off-site parking facilities would remain subject to Conditional Use Permit review and applicable development standards of the Avenal Municipal Code.

3. The amendment would maintain the appropriate balance of land uses within Avenal.
The proposed amendment would maintain the appropriate balance of land uses within Avenal because the amendment would only allow "Parking Facility, Off-Site" uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
The anticipated off-site parking facility is compatible with surrounding commercial, and community-serving uses in the area and would support an existing medical use located nearby.

5. The proposed amendment will not have a significant impact on the environment.
The proposed amendment has been reviewed in accordance with CEQA and determined exempt pursuant to Section 15061(b)(3) ("Common Sense" Exemption) of the CEQA Guidelines because the amendment itself does not authorize physical development and it can be seen with certainty that there is no possibility the amendment would have a significant effect on the environment.

FINDINGS FOR CONDITIONAL USE PERMITS – 9.80.040

1. The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
The proposed off-site parking facility complies with the purpose and objectives of Title 9 (Zoning Ordinance) and the Community Commercial (CC) zoning district because the project would support an existing community-serving medical use while remaining subject to the Conditional Use Permit process and applicable development standards of the Avenal Municipal Code.

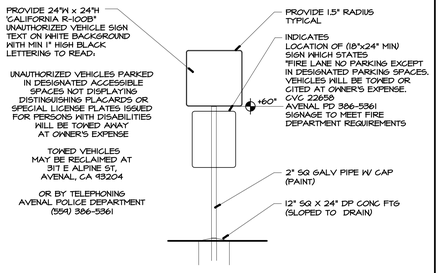
2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
The proposed off-site parking facility is compatible with surrounding commercial and community-serving land uses within the area and would support parking demand associated with the nearby Aria Community Health Center.

3. The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed.
The subject site is adequate in size, shape, and location to accommodate the proposed off-site parking facility in that the site is capable of accommodating the proposed parking layout, circulation improvements, landscaping, and associated site improvements with access provided from East Tulare Street and South Second Avenue.

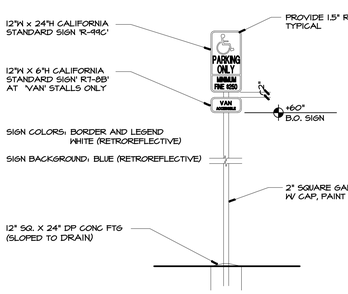
4. The proposed use is consistent with the General Plan.
The proposed off-site parking facility is consistent with the Avenal General Plan because the project would support existing commercial and community-serving uses within the Community Commercial zoning district while utilizing a vacant infill site within city limits.

5. The proposed use will not have a significant impact on the environment.
The proposed project has been reviewed in accordance with CEQA and determined exempt pursuant to Section 15332 (Class 32 – In-Fill Development Projects) of the CEQA Guidelines because the project consists of development on a vacant site located within city limits that is substantially surrounded by urban uses and can be adequately served by existing utilities and public services.

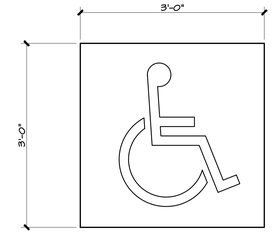
6. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.
The proposed off-site parking facility would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project has been reviewed for consistency with applicable City standards and would remain subject to Conditions of Approval intended to address site design, circulation, access, landscaping, and compatibility with surrounding development.



1 UNAUTHORIZED VEHICLE SIGN 1/2" = 1'-0"

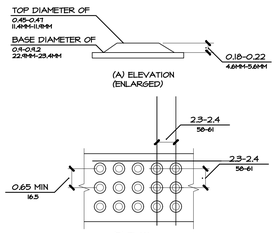


2 ACCESSIBLE STALL PARKING SIGN 1/2" = 1'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY TO HAVE A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND AND TO BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE.

3 SYMBOL OF ACCESSIBILITY 1" = 1'-0"

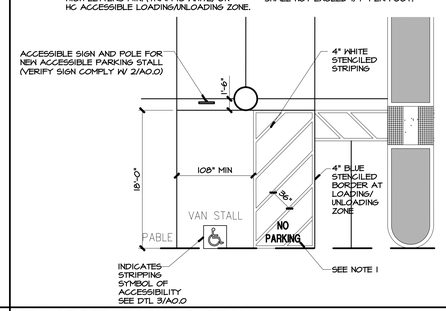


NOTE, DETECTABLE WARNING TEXTURE SHALL HAVE THE FOLLOWING FEATURES:

36 INCHES WIDE, DURABLE, SLIP-RESISTANT MATERIAL HAVING A SURFACE TEXTURE COMPOSED OF RAISED, TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCH AT THE BASE TAPERING TO 0.45 INCH AT THE TOP, A HEIGHT OF NOMINAL 0.2 INCH , AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES. REFER TO SPECIFICATIONS FOR COLOR AND TO CONFORM WITH SECTION 11B-705.1.1.5.

4 DETAIL N.T.S.

NOTES: 1. PAINT THE WORDS 'NO PARKING' IN 12" HIGH LETTERS MIN. (TRAFFIC WHITE) ON HC ACCESSIBLE LOADING/UNLOADING ZONE. 2. SURFACE SLOPE OF ACCESSIBLE STALL SHALL NOT EXCEED 1/4" PER FOOT.



ENLARGED PARKING STALL 1/8" = 1'-0"

SITE SIGNAGE

SIGN NO. 1 - UNAUTHORIZED VEHICLE SIGN (CALIFORNIA R-100B)

SEE DETAIL 1/A1.0

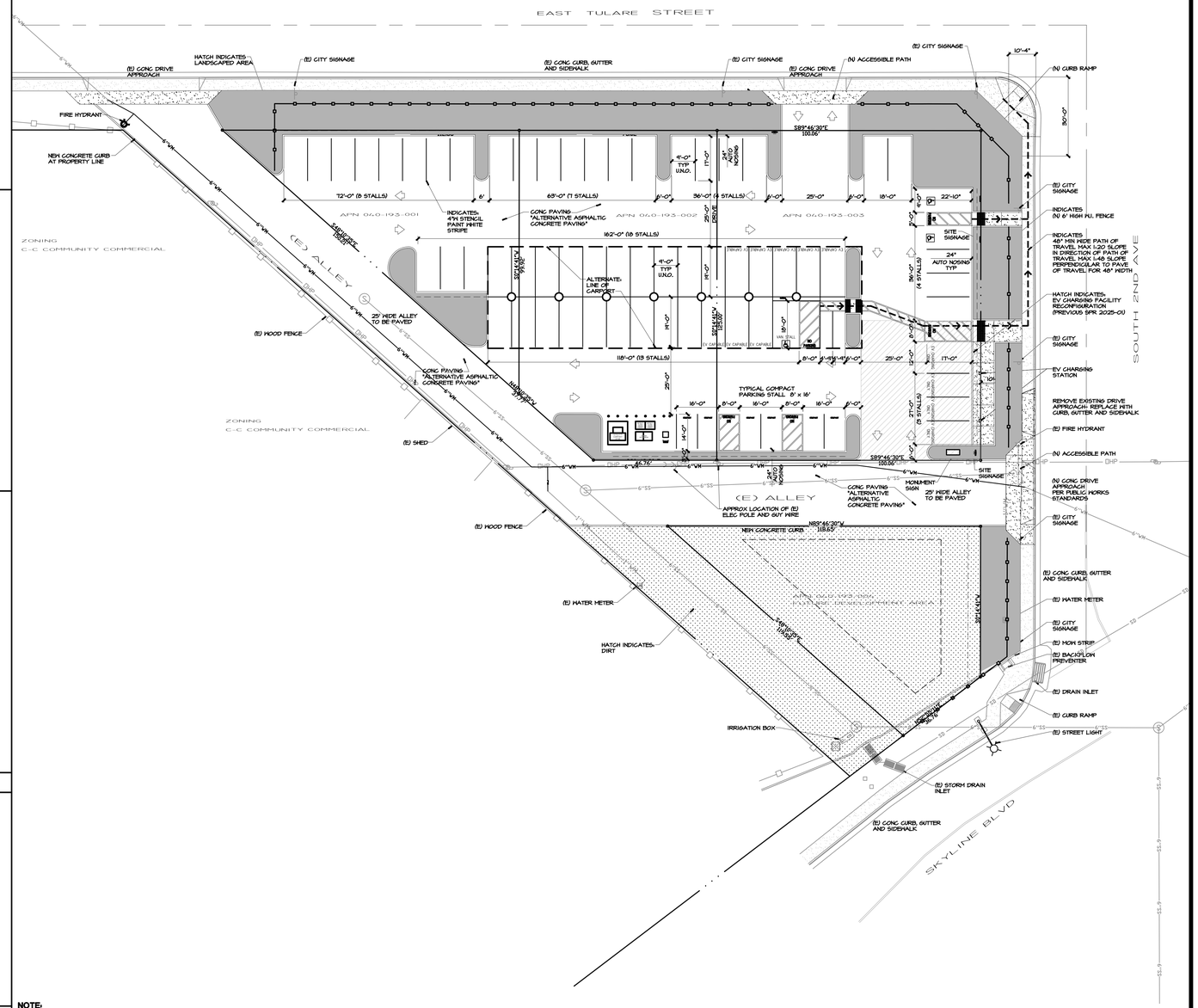
SIGN NO. 2 - ACCESSIBLE PARKING SIGN (CALIFORNIA STD R-99C AND R7-8B.)

SEE DETAIL 2/A1.0

SEPARATE PERMIT

THE FOLLOWING BUILDING COMPONENTS ARE NOT A PART OF THIS PERMIT AND WILL BE SUBMITTED SEPARATELY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

1. CARPORT/PV ARRAY SYSTEM (REFERENCE PERMIT # BP-26-10)
2. EV CHARGING FACILITY (REFERENCE PERMIT # BP-25-107)



SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL RECOMMENDATIONS FOUND IN THE SOILS REPORT 01-250234-0 DATED JUNE 30TH 2025 BY CERTERRA RMA GEOSCIENCE
TEL: 559-108-8865

PROJECT DIRECTORY

OWNER
ARIA COMMUNITY HEALTH CENTER
559 E STREET
LEMOORE, CA 93245

ARCHITECT
MARLETTE ASSOCIATES
2565 ALLUVIAL AVE, SUITE 142
CLOVIS, CALIFORNIA 93611
PHONE: (559) 322-8883
CONTACT: **RON MARLETTE**

SOLAR ENGINEER
PACIFIC SOLAR
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CLOVIS, CA 93612
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CONTACT: **DEWEY RAMOS**

CIVIL ENGINEER
VICE VANG INC. CONSULTING ENGINEERS
4010 N. CHESTNUT AVE
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CONTACT: **KEN VANG**

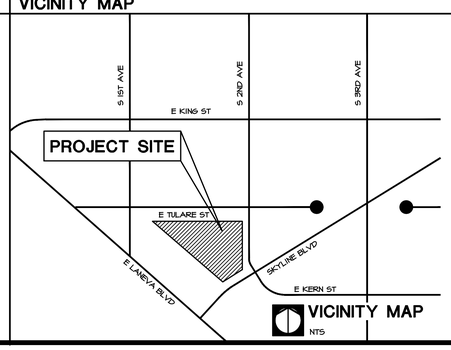
LANDSCAPING
GG LANDSCAPE ARCHITECT
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FRESNO, CA 93710
PHONE: (559) 313-3691
CONTACT: **GABRIELLA GOLIK**

UTILITIES

WATER:	CITY OF AVENAL
SEWER:	CITY OF AVENAL
ELECTRIC:	PACIFIC GAS & ELECTRIC
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	AT&T

GOVERNING AGENCIES
CITY OF AVENAL BUILDING DIVISION
CITY OF AVENAL FIRE DEPARTMENT

VICINITY MAP



PROJECT DATA:

ADDRESS:	700 S SECOND AVE AVENAL, CA 93204
A.P.N.	040-193-001, 040-193-002, 040-193-003
LAND AREA:	± 0.20 ACRES
ZONE DISTRICT:	C-C
SPR NO.	2025-01
BUILDING AREA	N/A
CONSTRUCTION TYPE:	N/A
PRIMARY OCCUPANCY GROUP:	U
GENERAL PLAN DESIGNATION:	MIXED USE
(N) PARKING:	PROVIDED PARKING - 64 STALLS ACCESSIBLE STALLS REQUIRED - 3 (1) VAN PROVIDED "EV" CAPABLE SPACES - 13 PROVIDED "EVSE" CHARGING SPACES - 4

SCOPE OF WORK:

THE PROJECT CONSISTS OF A EV CHARGING FACILITY/PARKING LOT W/ CARPORT AND PV ARRAY

PART OF THE ARCHITECT'S INTENT IN THE PREPARATION OF THESE PLANS IS TO CAUSE THE CONSTRUCTION OF THIS PROJECT TO COMPLY WITH ALL OF THE PERTINENT CODES ADOPTED BY THE APPLICABLE JURISDICTIONAL AGENCIES. IT IS THE ARCHITECTS INTENT THAT THESE PLANS FULLY DESCRIBE THE PHYSICAL REQUIREMENTS NECESSARY TO MEET SUCH CODE REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO BECOME FAMILIAR WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES UNDER WHICH THIS PROJECT IS TO BE CONSTRUCTED AND TO BRING TO THE ARCHITECT'S ATTENTION ANY DEVIATIONS FROM SUCH CODES, LAWS AND ORDINANCES WHICH HE MAY RECOGNIZE DURING THE COURSE OF CONSTRUCTION.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND RECEIVE DIRECTIVE PRIOR TO STARTING WORK.

THE INTENT OF THIS DOCUMENT IS FOR THE CONTRACTOR TO MATCH (E) MATERIALS AND FINISHES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

SHEET INDEX

ARCHITECTURAL
A0.0 GENERAL NOTES, SITE PLAN, SHEET INDEX, PROJECT DATA, DETAILS

CIVIL
C1 GRADING PLAN
U1 UTILITY PLAN

LANDSCAPE
L1 PLANTING PLAN
L2 PLANTING DETAILS
IR1 IRRIGATION PLAN
IR2 IRRIGATION DETAILS
IR3 IRRIGATION DETAILS

C 0 1 5 7 8 6
MARLETTE ASSOCIATES ARCHITECTURE
Ronald Gene Marlette
Principal
2565 ALLUVIAL AVENUE, SUITE 142
CLOVIS, CALIFORNIA 93611
PH (559) 322-8883

PRINCIPAL

project
ARIA AVENAL PARKING
700 S SECOND AVE
AVENAL, CA 93204

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	

PRINTS ISSUED FOR

	DATE
ZONE TEXT CHANGE	04-09-26

LICENSED ARCHITECT RONALD G. MARLETTE NO. C15786 REN. 07-31-27 STATE OF CALIFORNIA

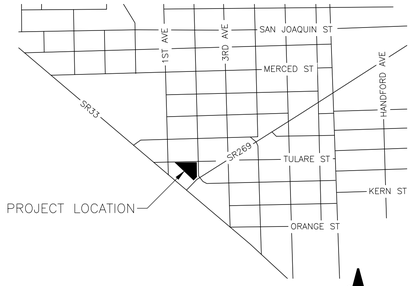
PROJ. #:25-004 A. AVENAL P

DRAFTSMAN	M.L
JOB CAPTAIN	
PROJ MNGR	M.L

SHEET NUMBER **A0.0** OF

SHEET SIZE: 30X42 PLOTTED: 4/9/2026 DRAWING NAME: A0.0 _A0.1_TITLE.dwg

Xref \XX-XXX X-BASE TPLS.dwg



VICINITY MAP

NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION:	700 S SECOND AVE AVENAL, CA 93204
APN:	040-193-001, 002, 003
PROJECT OWNER:	ARIA COMMUNITY HEALTH CENTERS PO BOX 580 LEMOORE, CA 93245

BENCHMARK:

NGS PID GU3478

BRASS DISK SET IN CONCRETE STAMPED CITY 1942.

ELEVATION: 921.64' (NAVD 88)

BASIS OF BEARINGS:

TULARE ST CENTER LINE AND RECORDED MAP INFO RECORDED IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 35, KINGS COUNTY RECORDS, WITH BEARING N85°46'30"W.

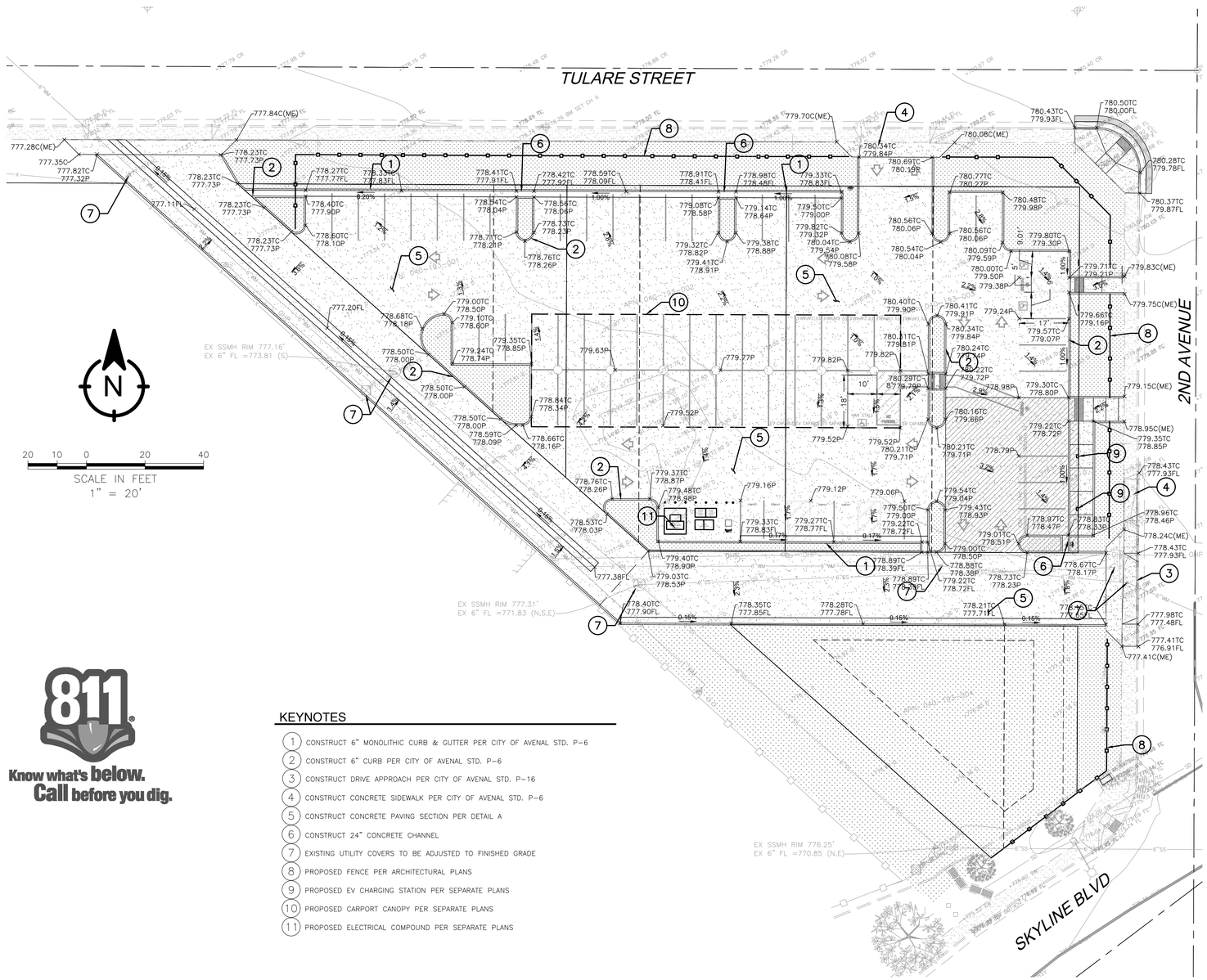
GRADING REQUIREMENTS

1. THE OWNER SHALL OBTAIN A GRADING PERMIT AND PAY THE PLAN CHECK FEE PRIOR TO GRADING.
2. THE GRADING CONTRACTOR SHALL REMOVE ALL ORGANIC MATTER, DEBRIS, AND OTHER DELETERIOUS MATERIAL FROM THE SITE.
3. SUBGRADE TO BE COMPACTED TO 95% RELATIVE COMPACTION BASED ON ASTM D-1557-78. PROVIDE COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
4. NO DRAINAGE SHALL BE PERMITTED ONTO ADJACENT PROPERTIES. (EXCEPT WHERE COVENANTS APPLY)
5. ESTIMATED EARTHWORK QUANTITIES:

CUT	91	C.Y.
FILL	921	C.Y.

NOTE: ESTIMATED GRADING QUANTITIES ARE "IN PLACE" NO SHRINKAGE HAS BEEN TAKEN INTO ACCOUNT. ESTIMATED GRADING QUANTITIES ARE SHOWN FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL BID QUANTITIES.

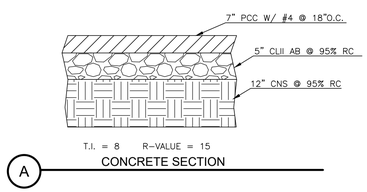
6. TOTAL AC PAVED AREA = 0 ± SQ. FT.
7. ANY SURVEY MONUMENTS WITHIN THE AREA OF WORK SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
8. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR DUST CONTROL FOR THE DURATION OF THE WORK. DUST CONTROL MEASURES SHALL BE FULLY AND ADEQUATELY CARRIED OUT ON WEEKDAYS, WEEKENDS AND HOLIDAYS, AND WHEN NECESSARY, BEFORE OR AFTER NORMAL WORKING HOURS.
9. ANY VERTICAL CUT OR FILL DIFFERENTIAL EQUAL TO OR GREATER THAN TWELVE (12) INCHES BETWEEN ADJACENT PROPERTIES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL. DIFFERENTIALS LESS THAN 12 INCHES SHALL HAVE A MAXIMUM SLOPE OF 2 HORIZONTAL TO 1 VERTICAL.
10. THE CITY SHALL BE PROVIDED WITH AN "AS-GRADED" PLAN, CERTIFIED BY A REGISTERED ENGINEER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. A "HOLD ON OCCUPANCY" WILL BE IN EFFECT UNTIL SUCH TIME AS THIS DEVELOPMENT IS CERTIFIED "AS GRADED" BY THE ENGINEER OF RECORD.
11. ALL GRADING SHALL COMPLY WITH 2022 CBC.
12. ALL SITE CLEARING, EXCAVATIONS, FILLS AND GRADING TO BE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH FULL TIME OBSERVATION OF THE ENGINEER OR HIS QUALIFIED REPRESENTATIVE. A SOILS INVESTIGATION REPORT AND A REPORT OF SATISFACTORY PLACEMENT OF FILL, BOTH ACCEPTABLE TO THE BUILDING OFFICIAL, SHALL BE SUBMITTED.
13. THE OVERALL SITE SHALL HAVE A MINIMUM SLOPE OF 0.5%, IN ALL AREAS, TO AN APPROVED DRAINAGE FACILITY OR A PUBLIC STREET. THE SLOPE GRADIENT FROM THE BUILDING IS TO BE A MINIMUM OF 2% AWAY TO SWALES LOCATED WITHIN 10' OF BUILDING., WHICH SHALL BE SLOPED A MINIMUM OF 2% TO AN APPROVED DRAINAGE FACILITY.
14. NO PERMANENT ON-SITE WATER RETENTION IS ALLOWED.
15. TOPSOIL IMPORT REQUIREMENTS:
    A. CONTRACTOR SHALL STOCKPILE SITE TOPSOIL FOR FUTURE USE.
    B. PREPARE ALL PLANTING AREAS SO SUBGRADE IS 6" BELOW FINISHED GRADES SHOWN FOR PLACEMENT OF TOPSOIL. SEE LANDSCAPE PLANS FOR AREAS TO
    RECEIVE STOCKPILED AND/OR IMPORTED TOP SOIL.
16. LANDSCAPE AREAS ARE TO BE GRADED 6" LOW FROM THE GRADES SHOWN ON THIS PLAN; CONTRACTOR SHALL IMPORT PREVIOUS PLANTING SOIL AS PART OF THE PROJECT'S BMP PLAN. THIS AMENDMENT WILL BE MIXED WITH THE NATIVE SOIL TO ACHIEVED LANDSCAPE AREA WITH 12" OF HIGHLY PERVIOUS SOIL. LANDSCAPE MOUNDING SHALL BE OF THE SAME IMPORTED MATERIAL.
17. ALL REQUIRED RETAINING WALLS WILL NEED TO BE FINALIZED BEFORE AS-GRADE CAN BE APPROVED.
18. RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT # 07-250234-0 ON JUNE 30, 2025 BY CERTERRA RMA GEOSCIENCE SHALL BECOME REQUIREMENTS FOR THIS DEVELOPMENT.
19. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) WORKING DAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
20. STREETS AND UTILITIES ARE TO BE PRIVATE.
21. THE SITE IS LOCATED IN FEMA FLOOD ZONE 'X' PER THE COMMUNITY MAP 06031C0185C EFFECTIVE ON 06/16/2009.
22. WHEN THE ENGINEER DESIGN ADA SLOPES TO THEIR MAXIMUM W/O FIELD TOLERANCE THE ENGINEER OF RECORD AND CITY INSPECTOR IS TO APPROVE FORMWORK PRIOR TO POURING CONCRETE.



Know what's below. Call before you dig.

KEYNOTES

1. CONSTRUCT 6" MONOLITHIC CURB & GUTTER PER CITY OF AVENAL STD. P-6
2. CONSTRUCT 6" CURB PER CITY OF AVENAL STD. P-6
3. CONSTRUCT DRIVE APPROACH PER CITY OF AVENAL STD. P-16
4. CONSTRUCT CONCRETE SIDEWALK PER CITY OF AVENAL STD. P-6
5. CONSTRUCT CONCRETE PAVING SECTION PER DETAIL A
6. CONSTRUCT 24" CONCRETE CHANNEL
7. EXISTING UTILITY COVERS TO BE ADJUSTED TO FINISHED GRADE
8. PROPOSED FENCE PER ARCHITECTURAL PLANS
9. PROPOSED EV CHARGING STATION PER SEPARATE PLANS
10. PROPOSED CARPORT CANOPY PER SEPARATE PLANS
11. PROPOSED ELECTRICAL COMPOUND PER SEPARATE PLANS



4010 N CHESTNUT
DIAMOND AVE SUITE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

REVISIONS

NO.	DATE	BY

TULARE ST & 2ND AVE PARKING LOT

GRADING PLAN

CITY OF AVENAL CALIFORNIA

DATE: 3/30/2026

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:

ARIA COMMUNITY HEALTH CENTERS

REGISTERED PROFESSIONAL ENGINEER
KHENG TING VANG
3/30/26
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NO.

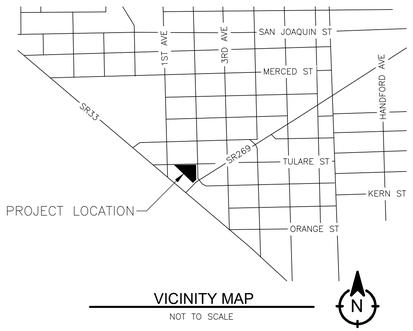
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PROJECT NUMBER

25-088

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VICINITY MAP

NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION:	700 S SECOND AVE AVENAL, CA 93204
APN:	040-193-001, 002, 003
PROJECT OWNER:	ARIA COMMUNITY HEALTH CENTERS PO BOX 580 LEMOORE, CA 93245

BENCHMARK:

NGS PID GU3478

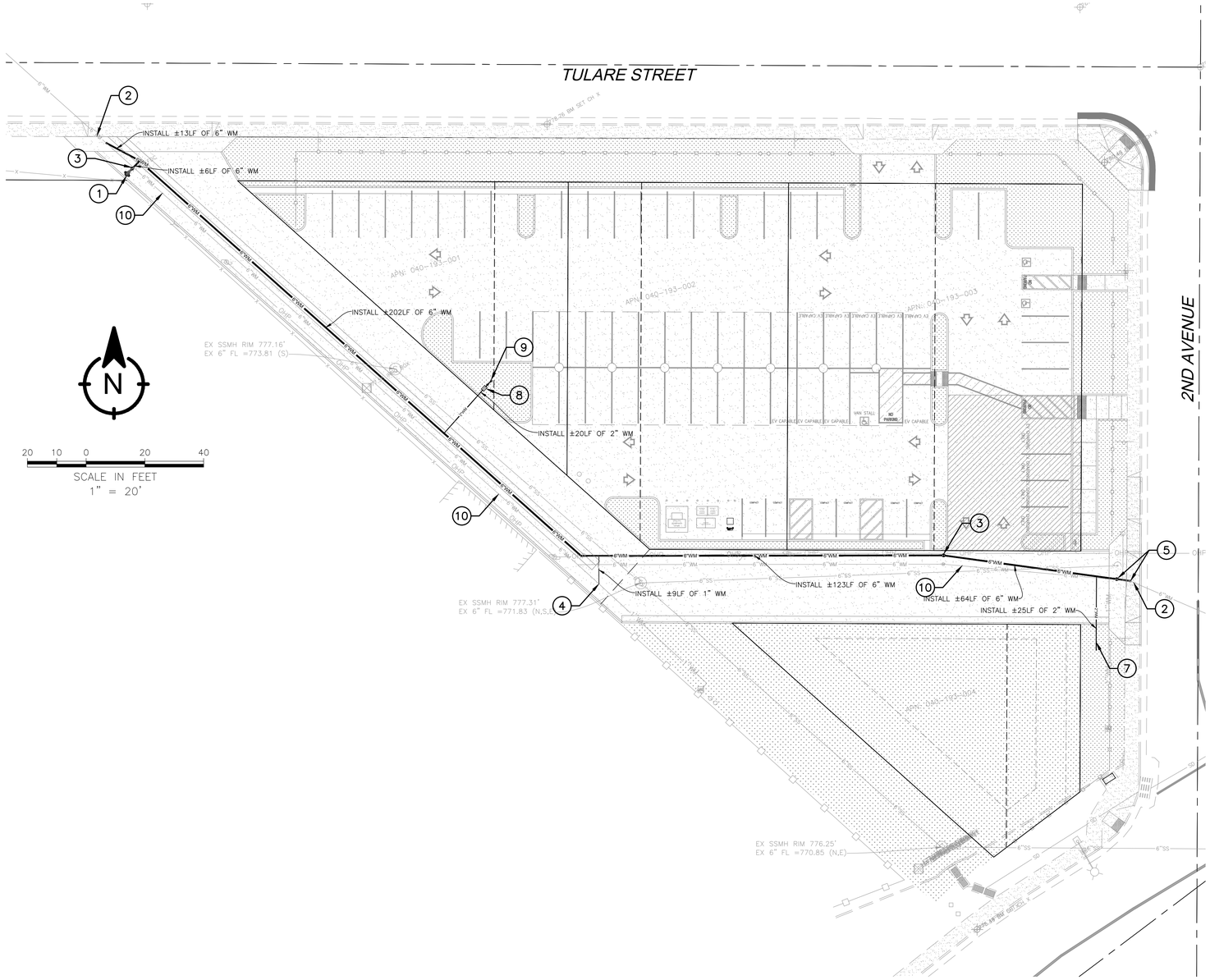
BRASS DISK SET IN CONCRETE STAMPED CITY 1942.

ELEVATION: 921.64' (NAVD 88)

BASIS OF BEARINGS:

TULARE ST CENTER LINE AND RECORDED MAP INFO RECORDED IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 35, KINGS COUNTY RECORDS, WITH BEARING N89°46'30"W.

811 Know what's below. Call before you dig.



KEYNOTES

1. INSTALL FIRE HYDRANT PER CITY OF AVENAL STD. W-8. CITY OF AVENAL TO PROVIDE FIRE HYDRANT AND 6" FIRE HYDRANT PIPE. CONTRACTOR TO COORDINATE FIRE HYDRANT WITH CITY FORCES.
2. CONNECT TO EXISTING 6" WATER MAIN
3. INSTALL 6" GATE VALVE PER CITY OF AVENAL STD. W-9
4. RECONNECT 6" WATER MAIN TO EXISTING 1" WATER SERVICE
5. RELOCATE EXISTING GATE VALVE OUTSIDE OF PROPOSED DRIVE APPROACH
6. TRENCH AND BACKFILL PER CITY OF AVENAL STD. W-1
7. STUB AND CAP WATER SERVICE FOR FUTURE
8. INSTALL 2" WATER METER PER CITY OF AVENAL STD. W-12
9. INSTALL 2" BACKFLOW PER CITY OF AVENAL STD. W-16 & W-17
10. EXISTING 6" AC WATER MAIN TO BE REMOVED AND DISPOSED OF

REVISIONS

NO.	DATE	BY

401 N CHESTNUT
DINUBA, CA 93618
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

TULARE ST & 2ND AVE PARKING LOT

UTILITY PLAN

CITY OF AVENAL CALIFORNIA

DATE: 3/23/2026

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:

ARIA COMMUNITY HEALTH CENTERS

REGISTERED PROFESSIONAL ENGINEER
KHENG YING V. YANG
NO. C-63824
3/30/26
CIVIL
STATE OF CALIFORNIA

SHEET NO.

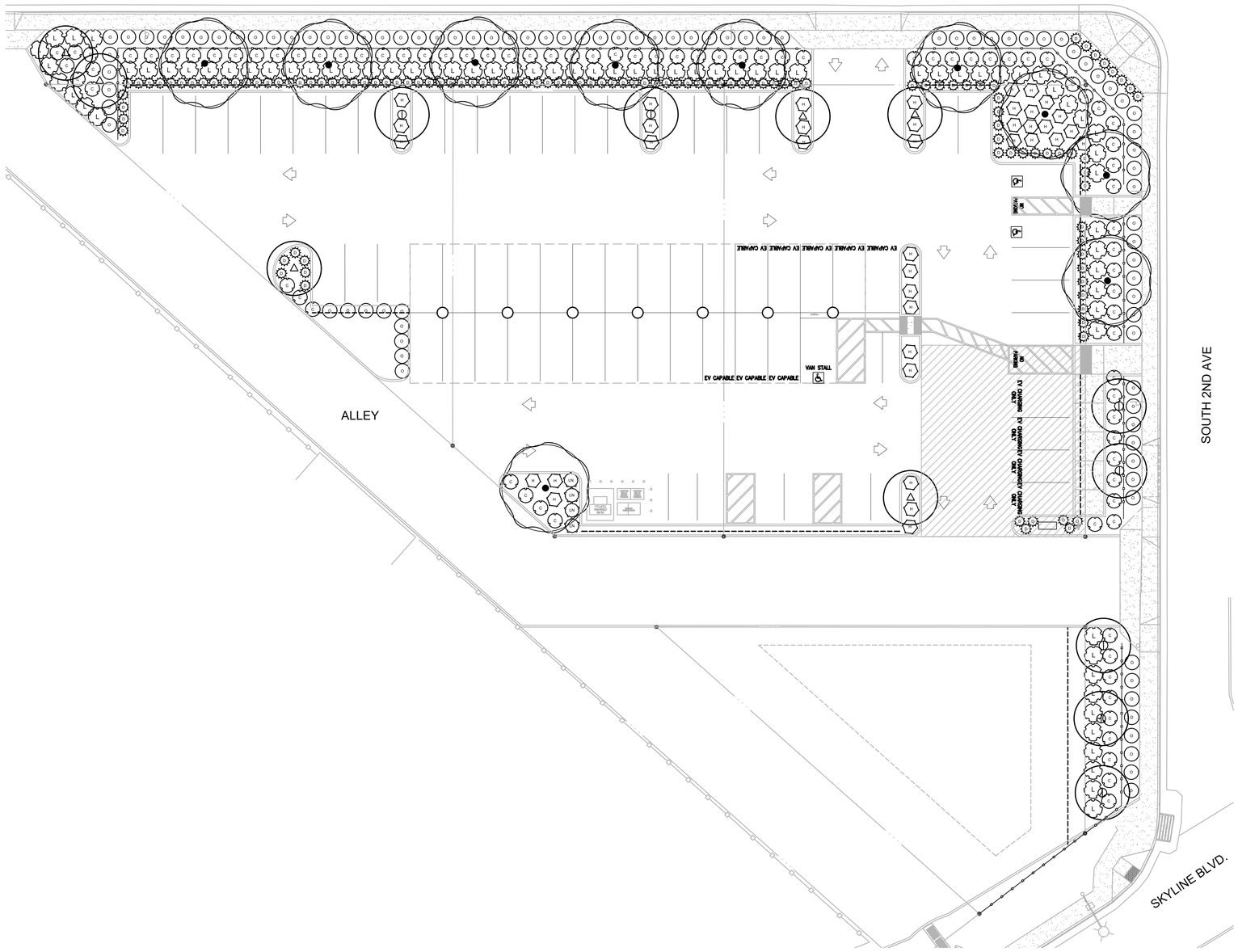
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PROJECT NUMBER

25-088

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PLANTING PLAN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS	WATER USE
TREES						
△	LAG N40	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	15 gal.	6		Medium
Φ	LAU NOB	Laurus nobilis / Sweet Bay	15 gal.	7	314 SF	Low - Medium
•	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	10	962 SF; 40' O.C.	Low - Medium
SHRUBS						
C	C	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	87		Low
D	D	Dianella revoluta 'DTN03' / Baby Bliss™ Flax Lily	1 gal.	118		Low - Medium
H	H	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 gal.	38		Very low - Low
L	L	Lantana sellowiana 'Monma' / White Lightnin'® Trailing Lantana	5 gal.	72		Low
LN	LN	Laurus nobilis / Sweet Bay	5 gal.	4		Low - Medium
O	O	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.	92		Low

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THIS LANDSCAPE PLAN

3/26/26
SIGNATURE DATE

'I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE DESIGN PACKAGE.'

3/26/26
SIGNATURE DATE

GG LANDSCAPE ARCHITECTURE, Inc.
6702 N. CEDAR AVE. STE. 205
FRESNO, CA 93710
559.313.3891
GABRIELLA@GGLANDSCAPEARCH.COM

LICENSED LANDSCAPE ARCHITECT
GABRIELLA GOLIK
Signature
6/30/2027
Renewal Date
3/26/26
Date
STATE OF CALIFORNIA

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN INSTITUTE THE ORIGINAL WORK OF THE DESIGNER AND THE SAM MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. "GG LANDSCAPE ARCHITECTURE" ALL RIGHTS RESERVED.

REVISIONS

1	

PLANTING PLAN

DRAWING TITLE:
PRIVATE PARKING LOT
700 S SECOND AVE
AVENAL, CA 93204
PLAN CHECK # 24-XXXX

DATE: 12/18/2025
JOB NO.: 25-123
SHEET:
L-1
of X sheets

PLANTING NOTES

1. All plantings shall be installed in accordance with all Federal, State, and Local Codes and nursery and manufacturers specifications. Notify Architect immediately in writing prior to signing of a contract with the owner of any conflicts. Conflicts noted after contract signing or after commencement of work shall be the sole responsibility of the Landscape Contractor.

2. The Contractor shall be responsible for providing all work, materials, equipment and services for performing the "Planting" appearing on the construction drawings for the installation of this project.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of landscape architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification

4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. See details and specifications for planting requirements, materials and execution, staking method, plant pit dimensions back fill and fertilizer requirements.

6. The Contractor shall refer to the plans and specifications when preparing the bid. The Contractor shall verify the availability of the plant material immediately after the signing of the contract with the Owner. Plants shall be true to the Botanical name; genus, species and/or hybrid name as specified in the plant legend. Contractor shall refer to The Sunset Western Garden Book for complete descriptions of plant materials.
Substitutions of plant types as specified in the drawings are not allowed without prior authorization by the Landscape Architect. All substitutions shall be submitted in written form. Contractor shall contact Landscape Architect immediately with any discrepancy or unavailability issues. Failure to make such conflicts known to Landscape Architect will result in the Contractor's responsibility to replace the inappropriate materials at no expense to Owner.

7. All plant material must be approved by the Owner's authorized representative and/or Landscape Architect prior to installation. Plants shall be of adequate size as specified on the plans and be in good condition upon arrival at the project site. They shall be free of broken limbs, cuts or abrasions to trunk and limbs, sun scalded leaves, insect infestations, diseases, fungi and show no signs of distress from lack of watering. All substandard plant material will be replaced at no additional cost to the Owner.

8. The features are shown schematically for graphic clarity . prior to planting verify the exact locations with the owner verify all utility lines prior to installation. Field adjustments if conflict exists.

9. The landscape contractor shall plant all plants as shown on the details. Should the landscape contractor overdig planting holes. and the plan or plants settle, the contractor shall be responsible to replant these plants correctly.All replanting and replacement shall be done by the contractor within two weeks of notification at no additional cost to the owner. all replacement planting shall be provided by the contractor to match the same size of the surrounding plants. Landscape Architect shall have the final decision as to which plants are too deep and if any plants have been weakened by replanting and require replacing.

10. Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.

11. Final location of all plant materials shall be subject to the approval of the Owner's authorized representative. If conflicts arise between size of areas and plans, contractor shall contact Landscape Architect for resolution. Failure to make such conflicts known to Landscape Architect will result in contractors responsibility to relocate the materials at no expense to Owner.

12. All existing trees to remain shall be protected from damage during construction. Provide protective barrier throughout construction.

13. The contractor shall be responsible for installing required root barriers when trees are five feet or less (10' or less for city trees) from hardscape areas. DEEP ROOT UB24-2 or equal (415)781-9700.

14. The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and rolling sod); tree, shrub, and ground cover replacement, etc.

15. Landscape areas to be rough graded plus or minus one tenth of a foot. For bioswale areas maintain positive drainage away from all hardscape areas.

16. The Landscape Contractor shall be responsible to adequately plan for tree planting while installing the irrigation system. No trees or shrubs shall be planted directly on top of irrigation lines.

17. All on-grade planting areas shall be ripped to a depth of 4-6 inches in two directions and receive the following materials per 1,000 square feet of planting area:

    3 cubic yards; Kellogg's 'Nitro-humus' or Equal
    15 pounds; 12-12-12 Commercial fertilizer
    10 pounds; Soil Sulfur
    50 pounds; Humate

    Earthwise Organics
    6943 N. Golden State Blvd.
    Fresno, CA 93722-9364
    (559)275-3300

18. Prior to top dressing, use pre-emergent herbicide, "Ronstar" or equal at a rate specified by the manufacturer for all shrub/tree planting areas. Avoid pre-emergent herbicide in turf and annual color areas.

19. Planting beds shall be top dressed with 3" rock mulch per plan. Contractor shall submit sample for approval by Landscape Architect.

20. The Contractor shall guarantee the planting and all of its components for the time period specified in the contract for this project. The guarantee shall begin after the date of final acceptance by the Owner's representative and/or Landscape Architect. The Contractor shall be responsible for all materials and labor associated with the guarantee during that time period.

21. Controlled release fertilize tablets or packets to be added for all plants as per manufacturers recommendations.

22. Landscaping must be in place before issuance of the certificate of occupancy.

23. Trees and other landscaping shown on this plan shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety.

24. Landscaping must be in place prior to issuance of occupancy and or final inspection. A hold on Occupancy/Final Inspection shall be placed on proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division

25. Prior to granting of occupancy/final inspection, a written certification signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division.

26. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

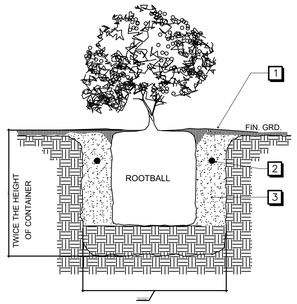
27. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

28. At project completion the project applicant or designee must provide a Certificate of Completion Package to the local water perveyor and property owner. The Certification of Completion Package shall include the item outlined in §494. (b)(1) through (6).
    28.1. (1) The project sheet,
    28.2. (2) certification by the designer of record that landscape has been installed per the approved landscape documentation package,
    28.3. (3) soil management report (§493.1),
    28.4. (4) irrigation scheduling (§493.4),
    28.5. (5) landscape and irrigation maintenance schedule (§493.5), and
    28.6. (6) irrigation audit report (§493.6)."

29. At the time of final inspection, a signed Certificate of Completion Package must be provided to inspector for review.

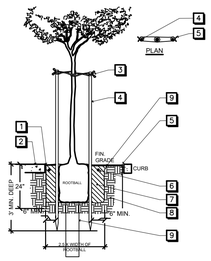
LEGEND:

1. 3" BARK MULCH OR ROCK MULCH – SEE PLANTING NOTES
2. FERTILIZER TABLET(S), SEE SPECS.
3. BACKFILL MIX: 50% NATIVE SOIL–50% AMENDMENT



1 SHRUB PLANTING

NTS P-CO-LEM-03



LEGEND:

1. ROOT BARRIER, LOCATE AGAINST CONCRETE
2. CONC. WALK
3. WONDER TREE TIE, PLACE TIES 6" ABOVE POINT WHERE TREE HEAD IS SELF SUPPORTING AND CLEAR OF BRANCHES. CINCH TIGHT TO PREVENT SLIPPING
4. (2) STEEL FIELD STAKES ("T" POSTS) STAKES CLEAR OF ROOTBALL, STAKES MUST BE LOCATED BELOW SCAFFOLD BRANCHES.
5. DEEP ROOT CONTROL BARRIER, UB-24-2 BY DEEPROOT www.deeproot.com, AT BACK OF CURB AND FACE OF WALK. ALL TREES WITHIN 8' OR LESS FROM ALL HARDSCAPE IMPROVEMENTS PER CITY OF LEMOORE REQUIREMENTS FIN. GRADE TO BE LEVEL W/ FIN. GRADE OF PAVEMENT.
6. FERTILIZER TABLETS: BEST TABS 20-10-5 (2 TABS PER TREE)
7. BACKFILL W/ NATIVE SOIL, NO MULCH AT ROOT CROWN
8. UNDISTURBED NATIVE SOIL
9. 3" BARK MULCH OR ROCK MULCH AWAY FROM ROOT CROWN

2 TREE WITH ROOT BARRIER

NTS P-CO-LEM-07

GG LANDSCAPE ARCHITECTURE, Inc.
6702 N. CEDAR AVE. STE. 205
FRESNO, CA 93710
559.313.3891
GABRIELLA@GGLANDSCAPEARCH.COM

LICENSED LANDSCAPE ARCHITECT
GABRIELLA GOLTZ
Signature
6/30/2027
Renewal Date
3/26/26
Date
STATE OF CALIFORNIA

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REVISIONS

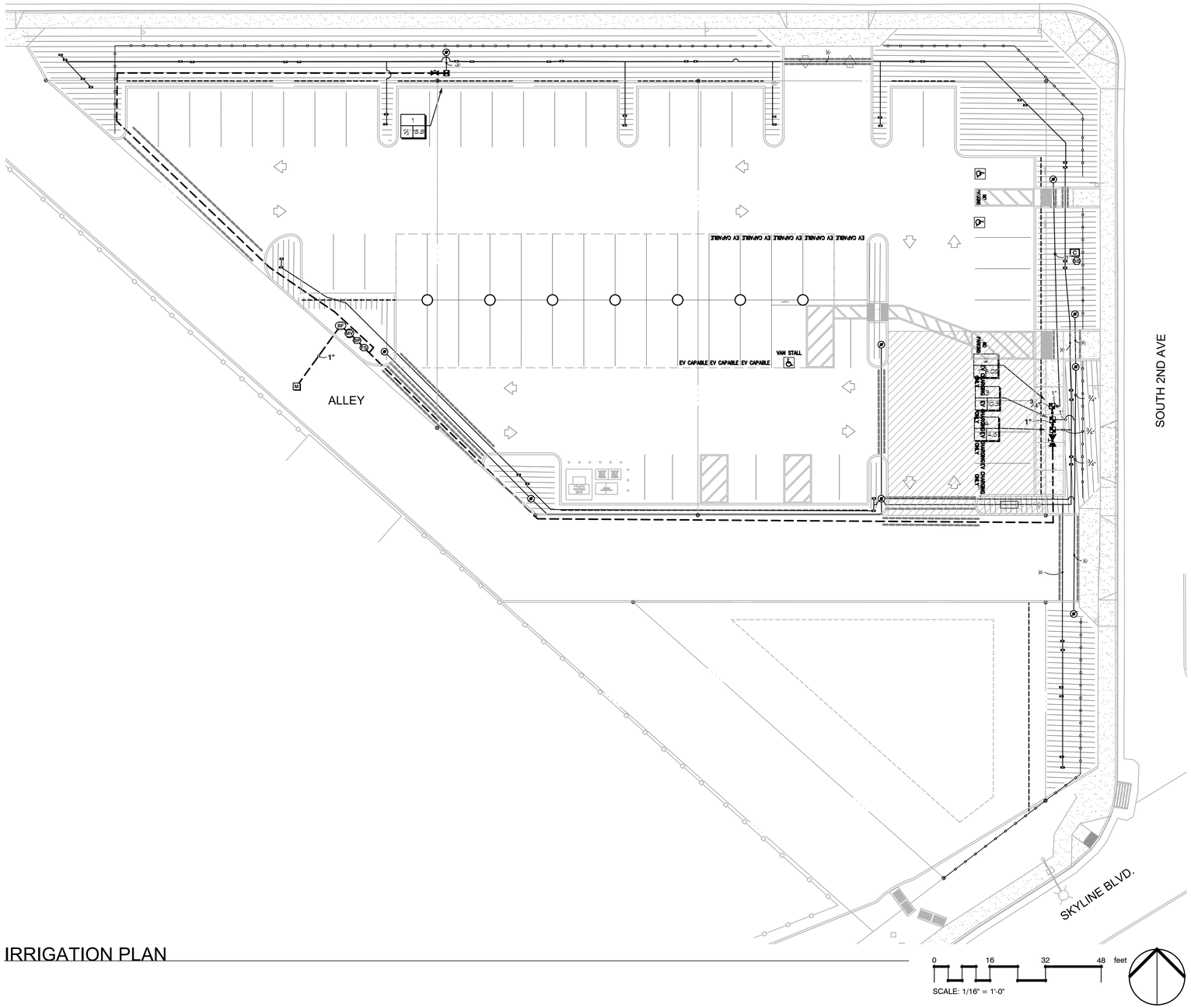
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PLANTING PLAN

DRAWING TITLE:
PRIVATE PARKING LOT
700 S SECOND AVE
AVENAL, CA 93204

PLAN CHECK # 24-XXXX

DATE: 12/18/2025
JOB NO.: 25-123
SHEET:
L-1
of X sheets



IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	3	5/IR-2
	Rain Bird XCZ-150-LCS 1-1/2" High Flow Control Zone Kit with low minimum inlet pressure requirements, for Large Commercial Drip Zones. 1-1/2in. PEB Globe Valve with high-capacity filter and Pressure Regulating system (PRS) fixed at 40psi. Flow range: 20 - 62 GPM.	1	5/IR-2
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	9	4/IR-2
3.0 7.0 10.0	Rain Bird PCT Pressure Compensating Threaded Low-Flow Bubblers. Offered in 5 GPH, 7 GPH, and 10 GPH models, with 1/2in. FPT threaded inlet. Light Brown = 5 GPH, Violet = 7 GPH, and Green = 10 GPH.	54	2/IR-3
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	5,260 lf	3/IR-2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Shut Off Valve	3	1/IR-3
MV	Superior 3000 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in. and 3in. sizes.	1	2/IR-2
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	1/IR-2
C	Hunter I2C-0800-PP 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Plastic Pedestal.	1	
SEN	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
FSS	Hunter HFS-100 (2) Flow Sensor for use with ACC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
SP	Munro CP075B Complete pump package: • 3/4hp, single-phase turf irrig pump, 2in. intake, 1-1/2in. discharge • Pump start + pump protection – SS 110v SmartBox works w/ low-amp (<.35) controllers or 2-wire systems • Pressure gauge • Pressure & temp sensors • Intake & discharge fittings • Enclosure –lockable, powdercoated, SS, vented to keep pump cool, flexible design for right/left facing & side/bottom discharge. For product selection assistance or additional info: 800-942-4270 or technicalsupport@munropump.com	1	6/IR-3
M	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,236 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	21.0 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	11.5 lf	
	Irrigation Mainline: PVC Class 315 SDR 13.5 1/2"	2.7 lf	
	Irrigation Mainline: PVC Class 315 SDR 13.5 1"	176.5 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	178.5 lf	

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2025-12-19 14:19
P.O.C. NUMBER: 02	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	45 PSI
Elevation Change:	5.00 ft
Service Line Size:	4"
Length of Service Line:	20 ft
Booster Pump pressure provided:	20 PSI
Pressure Available:	63 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	15.87 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	21.63 GPM
Critical Station:	3
Design Pressure:	20 PSI
Friction Loss:	3.32 PSI
Fittings Loss:	0.33 PSI
Elevation Loss:	0 PSI
Loss through Valve:	14.1 PSI
Pressure Req. at Critical Station:	37.8 PSI
Loss for Fittings:	0.08 PSI
Loss for Main Line:	0.82 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Master Valve:	0.96 PSI
Loss for Water Meter:	0.81 PSI
Critical Station Pressure at POC:	52.6 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	10.4 PSI

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559.313.3891
GABRIELLA@GGLANDSCAPEARCH.COM

LICENSED LANDSCAPE ARCHITECT
GABRIELLA GOLIK
Signature
6/30/2027
Renewal Date
3/26/26
Date
STATE OF CALIFORNIA

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IRRIGATION NOTES

1. POINT OF CONNECTION; NEW 1" IRRIGATION METER.
2. IRRIGATION SERVICE 45 PSI. IRRIGATION DESIGN PRESSURE AT 20 PSI
3. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME OF THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
4. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL PURCHASE AND INSTALL THE CONTROLLER LISTED IN THE IRRIGATION SCHEDULE.
6. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO CONTROLLER PER LOCAL ELECTRICAL CODE.
7. ALL PIPE UNDER PAVED AREAS MUST HAVE SLEEVES THAT ARE TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
8. ALL EXISTING PLANTERS SURROUNDED BY HARDSCAPE SHALL BE INSPECTED BY CONTRACTOR FOR EXISTING SLEEVES. IF POSSIBLE, EXISTING SLEEVES TO BE UTILIZED TO PLANTING AREAS.
9. PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH MINIMUM 2" WIRE/CONDUIT SLEEVE.
10. SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
11. SLEEVES TO EXTEND MIN. 12" BEYOND PAVING.
12. IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPER PRIOR TO ANY INSTALLATION OF HARDSCAPE.
13. TWO CONTINUOUS SPARE WIRES SHALL BE PROVIDED FOR EACH MAINLINE DIRECTION. ALL SPARE WIRES SHALL BE LOOPED IN EACH VALVE BOX WITH 24" COIL. ALL SPARE WIRES SHALL BE IN ORANGE COLOR. COIL ALL SPARES IN BOTTOM OF CONTROLLER. TERMINATE SPARE WIRES IN THE LAST VALVE BOX.
14. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
15. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCHS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES, AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENTS OF DIFFUSER PIN OR SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
16. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO TARGETED AREAS.
17. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
18. ALL POTTED PLANTERS TO BE IRRIGATION SHALL BE IDENTIFIED BY THE OWNER WITH CONTRACTOR DURING INITIAL SITE MEETINGS. PER APPROVAL BY OWNER, THE CONTRACTOR SHALL PROVIDE DRIP IRRIGATION TO ALL IDENTIFIED POTTED PLANTERS.
19. ALL TRENCHING AND SITE WORK SHALL NOT DISTURB ANY EXISTING TREES.
20. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
21. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
22. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
23. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE IRRIGATION MAINTENANCE.
24. "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.
25. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE THE LOW POINT DRAINAGE CAN OCCUR.
26. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:
    A) CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
    B) WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

CONTROLLER ELECTRICAL NOTES

1. TRANSFORMER INPUT 120/240 VAC
2. TRANSFORMER OUTPUT 24 VAC: 1.4 A
3. STATION OUTPUT 24 VAC: .56 A
4. P/MV OUTPUT 24 VAC: .56 A

INSTALLATION PER MANUFACTURERS SPECIFICATIONS

PVC PIPE SIZE CHART

Size	CL. 200	Sch. 40	CL. 315
½"	N/A	N/A	0–5
¾"	0–10	0–8	6–9
1"	11–17	9–13	10–15
1¼"	18–27	14–23	16–24
1½"	28–37	24–31	25–32
2"	38–57	32–53	33–50
2½"	58–82	54–73	51–72
3"	83–120	74–115	73–105
4"	121–200	116–195	106–180

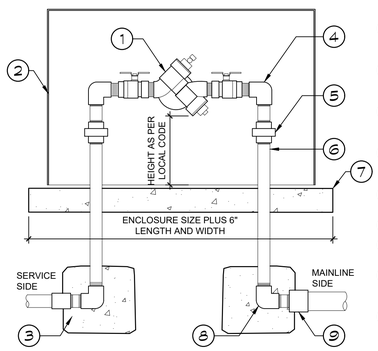
The above gpm's are based on a maximum of 5' per second velocity.

SLEEVE NOTE

1. ALL SLEEVES WILL BE CLASS 200 SDR 21
2. ALL PIPE AND WIRE WILL BE INSTALLED IN SEPARATE SLEEVES. MIXING PIPE WITH WIRE IN THE SAME SLEEVE WILL NOT BE ALLOWED.
3. MINIMUM SLEEVE SIZE IS 2".
4. ALL PAVED SURFACES, SIDEWALKS, DRIVEWAYS, WALL FOOTINGS AND HARDSCAPE AREAS WILL RECEIVE SLEEVES.
5. ALL SLEEVES MAY NOT BE SHOWN AND/OR SIZED ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED SLEEVING AND PROPER SIZING.

IRRIGATION WIRE NOTES

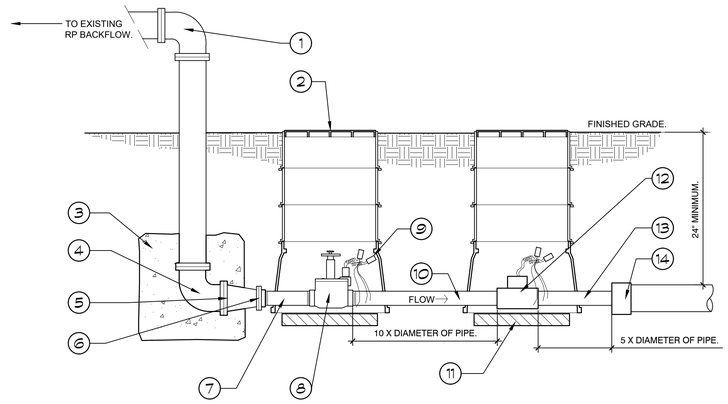
1) THE IRRIGATION COMMON AND CONTROL WIRE WILL BE SINGLE STRAND COPPER, UF/UL, DIRECT BURIAL WIRE. (PAIGE WIRE)
2) THE CONTROL WIRE WILL BE #14 AND THE COMMON WIRE WILL BE #12. NO SMALLER SIZES WILL BE ALLOWED.
3) EACH CONTROLLER IN A CLUSTER WILL HAVE DIFFERENT COLORS FOR THE COMMON AND CONTROL WIRES.
   EXAMPLE:
   'A' CONTROLLER – COMMON (RED) – CONTROL (WHITE)
   'B' CONTROLLER – COMMON (BLUE) – CONTROL (YELLOW)
   'C' CONTROLLER – COMMON (GREEN) – CONTROL (ORANGE)



1. REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED
2. BACKFLOW ENCLOSURE AS SPECIFIED
3. CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
4. GALVANIZED NIPPLES AND ELL AS REQUIRED
5. GALVANIZED UNIONS AT EACH SIDE
6. GALVANIZED RISERS
7. 4" THICK MIN. CONCRETE PAD
8. GALVANIZED ELL AND NIPPLE, TYPICAL
9. PVC COUPLER OR REDUCER AS REQUIRED, TYPICAL

1 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE

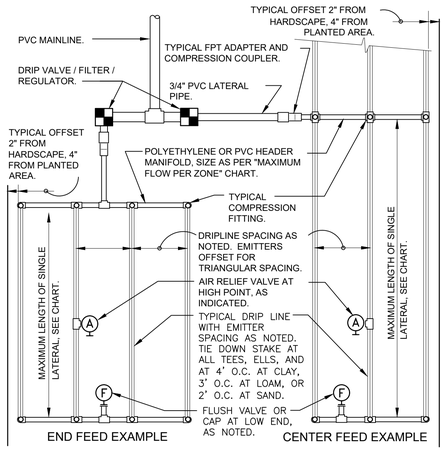
1" = 1'-0" P-CO-CLI-04



1. 4" FLANGE ELBOW P.O.C.
2. SPECIFIED RECTANGULAR VALVE BOXES WITH EXTENSIONS AS NEEDED.
3. 18"X18"X18" CONCRETE SUPPORT BLOCK.
4. 4" FLANGED ELL.
5. 2"X4" FLANGED REDUCER.
6. 2" GALVANIZED FLANGE X 1 PT ADAPTER.
7. PVC SCH 80 2"X8" NIPPLE.
8. MASTER VALVE AS SPECIFIED.
9. WATER PROOF CONNECTORS.
10. 2X24 PVC SCH 80 TOE PIPING.
11. 2X6X16 CONCRETE WALL CAPS, TWO PER BOX, ONE EACH SIDE.
12. FLOW METER AS SPECIFIED (2 WIRES TO CONTROLLER).
13. 2X12 PVC SCH 80 PIPING.
14. 4" PVC MAIN LINE WITH 2" REDUCING BUSHING.

2 MASTER CONTROL VALVE AND FLOW SENSOR ASSEMBLY

1" = 1'-0"



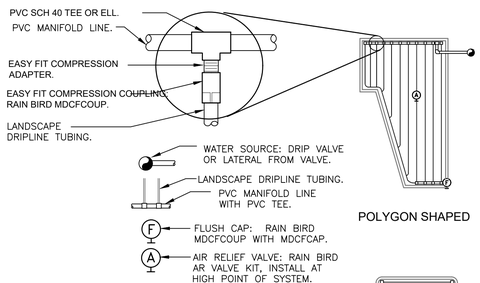
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

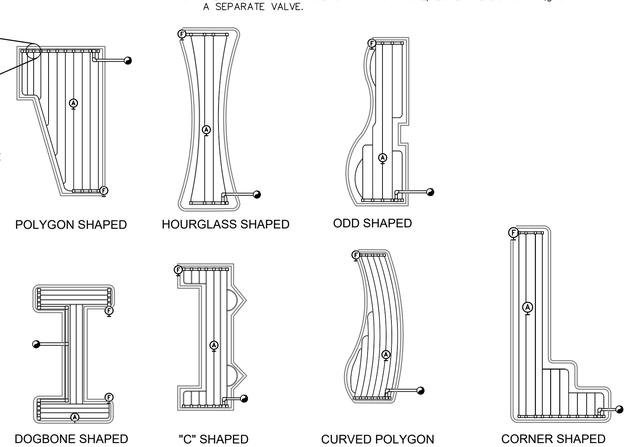
GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)				
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM	
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM	

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1–1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1–1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

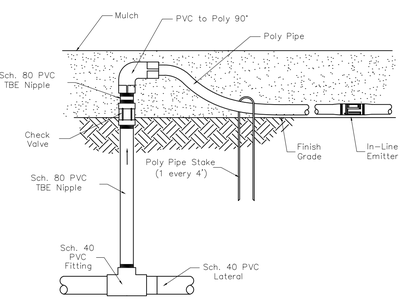
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.





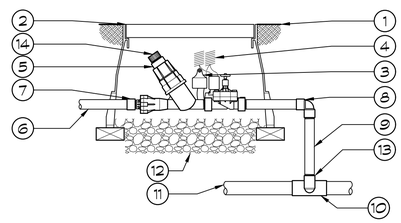
3 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

N.T.S. P-CO-CLI-28



4 PVC TO POLY CONNECTION

3" = 1'-0" P-CO-CLI-17



1. FINISH GRADE
2. LANDSCAPE PRODUCTS JUMBO VALVE BOX WITH COVER
3. VALVE ID TAG
4. 30-INCH LENGTH OF COILED WIRE
5. LANDSCAPE PRODUCTS DRIP KIT (INCLUDES VALVE, FILTER & PRESSURE REGULATOR)
6. PVC SUPPLY HEADER TO DRIPLINE
7. PVC SCH 80 FEMALE ADAPTER OR REDUCER
8. PVC SCH 80 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. PVC SCH 80 TEE OR ELL
11. PVC MAINLINE
12. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
13. PVC SCH 80 STREET ELL
14. MANUAL FLUSH POINT

5 DRIP ZONE KIT IN VALVE BOX

NOT TO SCALE P-CO-CLI-02

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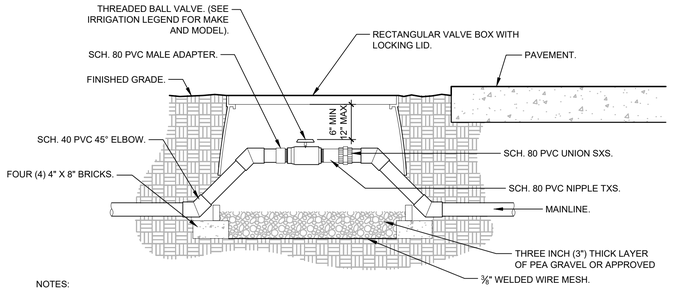
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NOTES:

1- LOCATE VALVE BOXES IN PLANTING AREAS.

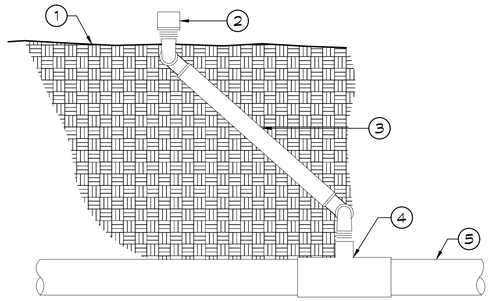
2- WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL THREADED CONNECTION TO BE MADE USING TEFLON TAPE.

4- ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH. 40 PVC 45° ELBOWS.

1 BALL VALVE 3" AND SMALLER

1 1/2" = 1'-0" P-CO-CHR-01



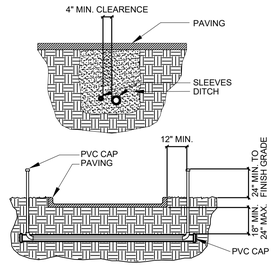
NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTION FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE SOIL AROUND THE BUBBLER AND SWING JOINT PRIOR AFTER INSTALLATION.

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE 1" ABOVE FINISHED GRADE (SEE IRRIGATION LEGEND FOR MAKE AND MODEL)
3. SWING JOINT (SEE DETAIL)
4. SHC. 40 PVC TEE OR ELBOW
5. LATERAL LINE (SEE IRRIGATION PLANS FOR CLASS AND SIZE)

2 BUBBLER ON SWING JOINT

6" = 1'-0" P-CO-JCF-02

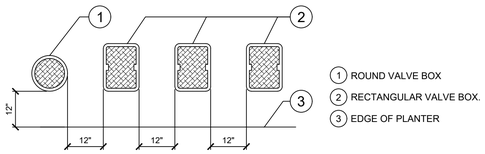


NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE CL 200.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

3 IRRIGATION SLEEVING

NTS P-CO-YOS-09



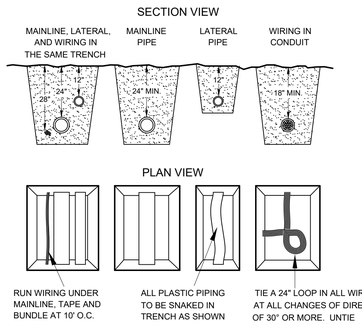
1. ROUND VALVE BOX
2. RECTANGULAR VALVE BOX.
3. EDGE OF PLANTER

PLAN

NOTES:
1. CENTER VALVE BOXES DIRECTLY OVER VALVES TO FACILITATE SERVICING.
2. FINISH GRADE AROUND BOXES TO BE KEPT BELOW VALVE BOX LID:
   1/2" IN SEED
   1-1/2" IN SOD
   3" IN PLANTER BED
3. SET VALVES IN GROUNDCOVER/SHRUB AREAS WHENEVER POSSIBLE. INSTALL IN TURF ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO TURF.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE OR DEFORMATION OF VALVE BOX SIDES.

4 VALVE BOX LAYOUT

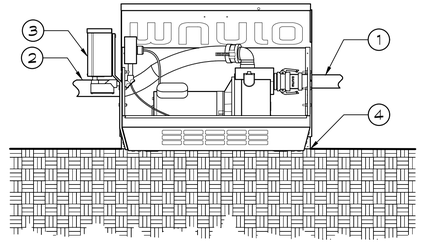
1/2" = 1'-0" P-CO-YOS-36



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

5 PIPE AND WIRE TRENCHING

NTS P-CO-YOS-10



1. 2" INTAKE LINE
2. 1"-1 1/2" DISCHARGE LINE
3. 110 STANDARD VOLTAGE MODEL; COORDINATE WITH ELECTRICIANS
4. FINISH GRADE (PUMP CAN BE PLACED ON GROUND OR CONCRETE PAD)

6 MUNRO COMPLETE PRO 3/4HP SIDE DISCHARGE

1" = 1'-0" P-CO-YOS-01

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LICENSED LANDSCAPE ARCHITECT
GABRIELLA GOLIK
Signature
6/30/2027
Renewal Date
3/26/26
Date
STATE OF CALIFORNIA

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REVISIONS

1	

IRRIGATION DETAILS

DRAWING TITLE:
PRIVATE PARKING LOT
700 S SECOND AVE
AVENAL, CA 93204
PLAN CHECK # 24-XXXX

DATE: 12/18/2025
JOB NO.: 25-123
SHEET:
IR-3
of X sheets