



# County of Fresno

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

DATE: ~~March 15, 2024~~ **October 8, 2024**

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta,  
Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga  
Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall,  
Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn:  
Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
James Anders  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Mohammad Mahmood  
Design Division, Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn:  
Deep Sidhu/Kevin Tsuda  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Cinthia Reyes  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor

Consolidated Irrigation District, Attn: Phil Desatoff  
Central King GSA, Attn: Phil Desatoff  
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8565, Classified Conditional Use Permit Application No. 3787; **Variance Application No. 4176**

APPLICANT: Ken Vang

DUE DATE: ~~March 29, 2024~~ **October 22, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow addition of a fueling canopy with eight (8) fueling positions and additional parking to an existing convenience store/mini market on two contiguous parcels totaling 1.31 acres in the AC (Agricultural Commercial Center) Zone District. **Variance to allow the fuel canopy to encroach approximately 27 feet into 35 feet street side yard.**

The subject parcels are located on the northwest corner of Manning Avenue and Cedar Avenue approximately 0.9 mile north of the City of Selma (APN 353-050-56 & 65) (9882 & 9942 E. Manning Avenue).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

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

We must have your comments by ~~March 29, 2024~~ **October 22, 2024** Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3787\3787\Routing\CUP 3787 Routing Ltr.doc

*Activity Code (Internal Review):2432*

Enclosures



# Fresno County Department of Public Works and Planning

Date Received: 3/13/24

CUP3787

(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

### LOCATION:

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

### APPLICATION FOR:

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

### DESCRIPTION OF PROPOSED USE OR REQUEST:

**CUP FOR PROPOSED FUELING CANOPY WITH 8 FUELING POSITIONS AND ADDITIONAL PARKING STALLS**

CEQA DOCUMENTATION:  Initial Study  PER  N/A

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

LOCATION OF PROPERTY: WEST side of McCALL AVENUE  
between SOUTH MANNING AVENUE and SOUTH LEONARD  
Street address: NWC MANNING & McCALL

APN: 353-050-56 Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S 19 - T 15 S/R 22 E

ADDITIONAL APN(s): 353-050-65

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

NAVNEET KAUR BRAR 2568 Roll Ave Clovis Ca 93611

Owner (Print or Type)	Address	City	Zip	Phone
KEN VANG	4010 N. CHESTNUT AVE #101	FRESNO	93627	559-775-0023

Representative (Print or Type)	Address	City	Zip	Phone

### CONTACT EMAIL:

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	<u>CUP 3787</u> →	Fee: \$ <u>4,569.<sup>00</sup></u>
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	<u>IS 8565</u> →	Fee: \$ <u>3,901.<sup>00</sup></u>
Ag Department Review:		Fee: \$
Health Department Review:		Fee: \$ <u>992.<sup>00</sup></u>
Received By: <u>EJZ</u>	Invoice No.:	TOTAL: \$ <u>9,462.<sup>00</sup></u>

### UTILITIES AVAILABLE:

WATER: Yes  / No   
Agency: PRIVATE WELL

SEWER: Yes  / No   
Agency: PRIVATE WE;;

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: 19 - T 15 S/R 22 E

Related Application(s): PRE APPLICATION REVIEW NO 23-017911

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: AC

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parcel Size: 1.32 acres

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_



Fresno County Department of Public Works and Planning

Date Received:

VA 4176

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

VARIANCE FOR PROPOSED FUEL ISLAND CANOPY TO ENCROACH INTO FRONT YARD BUILDING SETBACK

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: WEST side of McCALL AVENUE
between SOUTH MANNING AVENUE and SOUTH LEONARD
Street address: NWC MANNING & McCALL

APN: 353-050-56 Parcel size: Section(s)-Twp/Rg: S 19 - T 15 S/R 22 E

ADDITIONAL APN(s): 353-050-65

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

SUKHDEV S. BPAR

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for Owner (KEN VANG), Applicant (Same as Applicant), and Representative.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA 4176 Fee: \$ 987.84
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Ejaz Invoice No.: TOTAL: \$ 987.84

UTILITIES AVAILABLE:

WATER: Yes [X] / No [ ]
Agency: PRIVATE WELL
SEWER: Yes [X] / No [ ]
Agency: PRIVATE WE;;

STAFF DETERMINATION: This permit is sought under Ordinance Section:

CUP 3773

Related Application(s): PRE APPLICATION REVIEW NO 23-017911

Zone District: ACC

Parcel Size: 2.5 ACRES

Sect-Twp/Rg: 19 - T 15 S/R 22 E

APN # - -
APN # - -
APN # - -
APN # - -



**Development Services  
and  
Capital Projects  
Division**

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 23-017911  
 APPLICANT: VANG INC. CONSULTING ENGINEERS  
 PHONE: 559-775-0023, KENVANG@VICE-ENGR.COM

PROPERTY LOCATION: 9882 & 9942 E. MANNING AVENUE

APN(s): 353-050-56 & 65 ALCC: No<sup>x</sup> Yes # VIOLATION NO. 18-109507  
 CNEL: No<sup>x</sup> Yes (level) LOW WATER: No<sup>x</sup> Yes WITHIN 1/2 MILE OF CITY: No<sup>x</sup> Yes  
 ZONE DISTRICT: AC; SRA: No<sup>x</sup> Yes HOMESITE DECLARATION REQ'D.: No<sup>x</sup> Yes  
 LOT STATUS:

Zoning:  Conforms;  Legal Non-Conforming lot;  Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No<sup>x</sup> Yes ZM# Initiated In process

Map Act:  Lot of Rec. Map;  On '72 rolls;  Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: SELMA UNIFIED PERMIT JACKET: No Yes<sup>x</sup>

FMFCD FEE AREA:  Outside  District No.: FLOOD PRONE: No<sup>x</sup> Yes

PROPOSAL PROPOSED FUELING CANOPY WITH 8 FUELING POSITIONS AND ADDITIONAL PARKING to an existing Minmarket.

**COMMENTS:**

ORD. SECTION(S): 867-A.1.DD; 816.3.V.839.3.A BY: EDDIE HILL DATE: 12/29/23

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION: Agriculture Per AA-3039  
 COMMUNITY PLAN: -  
 REGIONAL PLAN: -  
 SPECIFIC PLAN: -  
 SPECIAL POLICIES: -  
 SPHERE OF INFLUENCE: -  
 ANNEX REFERRAL (LU-G17/MOU): -

**PROCEDURES AND FEES:**

GPA:  MINOR VA:  
 AA:  HD: \$ 992  
 CUP: \$ 4,569.00  AG COMM:  
 DRA:  ALCC:  
 VA:  IS/PER\*: \$ 3,901  
 AT:  Viol. (35%):  
 TT:  Other:  
 PLA: Filing Fee: \$ 9,555.00

**COMMENTS:**

Pre-Application Fee: \$247.00  
 Total County Filing Fee: 9,555.00

**FILING REQUIREMENTS:**

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

**OTHER FILING FEES:**

- Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: *[Signature]* EIAZ AHMAB DATE: 1-22-24  
 PHONE NUMBER: (559) 600-4204

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



# County of Fresno

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

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

*The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.*

KEN VANG  
Agent Name (Print or Type)

VANG INC CONSULTING ENGINEERS  
Company Name (Print or Type)

4010 N. CHESTNUT AVE STE#101  
Mailing Address

FRESNO, CA 93726  
City / State / Zip Code

559-775-0023  
Phone Number

KENVANG@VICE-ENGR.COM  
Email Address

353-050-56 & 65  
Project APN

NEC MANNING/McCALL AVENUES  
Project Street Address

A list consisting of \_\_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

PROPOSED FUELING CANOPY WITH 8 FUELING POSITIONS TO EXISTING CONVENIENCE  
MARKET, PROPOSED PARKING STALLS, PROPOSED SPR AND CUP

**The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.**

Navneet Brar  
Owner Signature

12/01/2023  
Date

NAVNEET K. BRAR  
Owner Name (Print or Type)

Phone Number


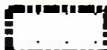

Davebrar1@gmail.com  
Email Address

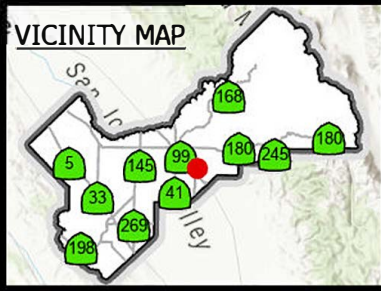
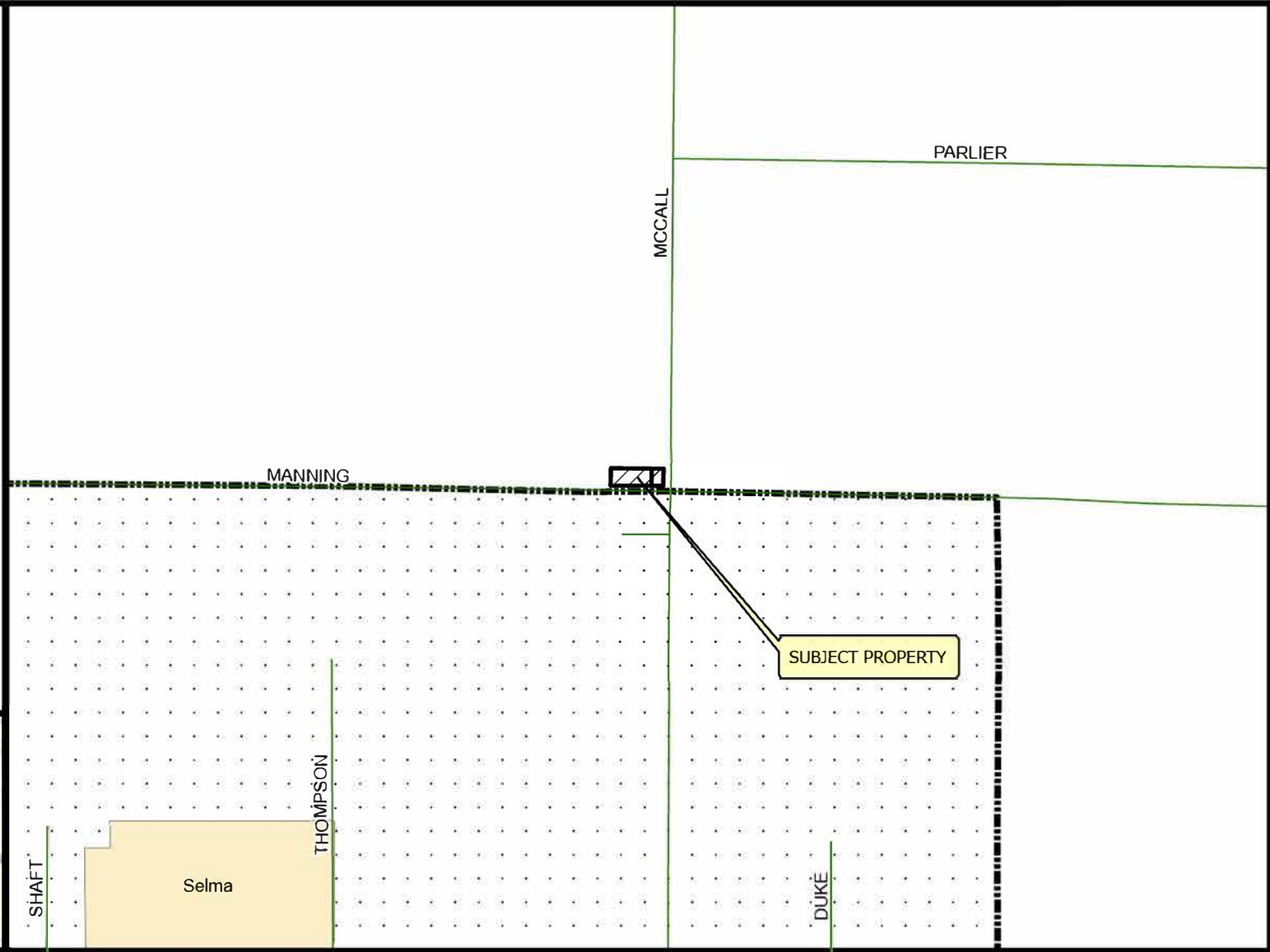
*\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 800-4497 / 800-4022 / 800-4540 / FAX 800-4200  
The County of Fresno is an Equal Employment Opportunity Employer

**Legend**

-  Selma
-  City Sphere of Influence
-  Subject Property

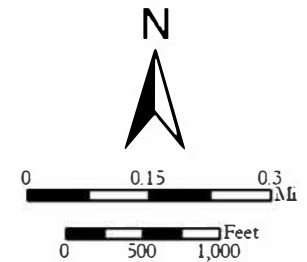


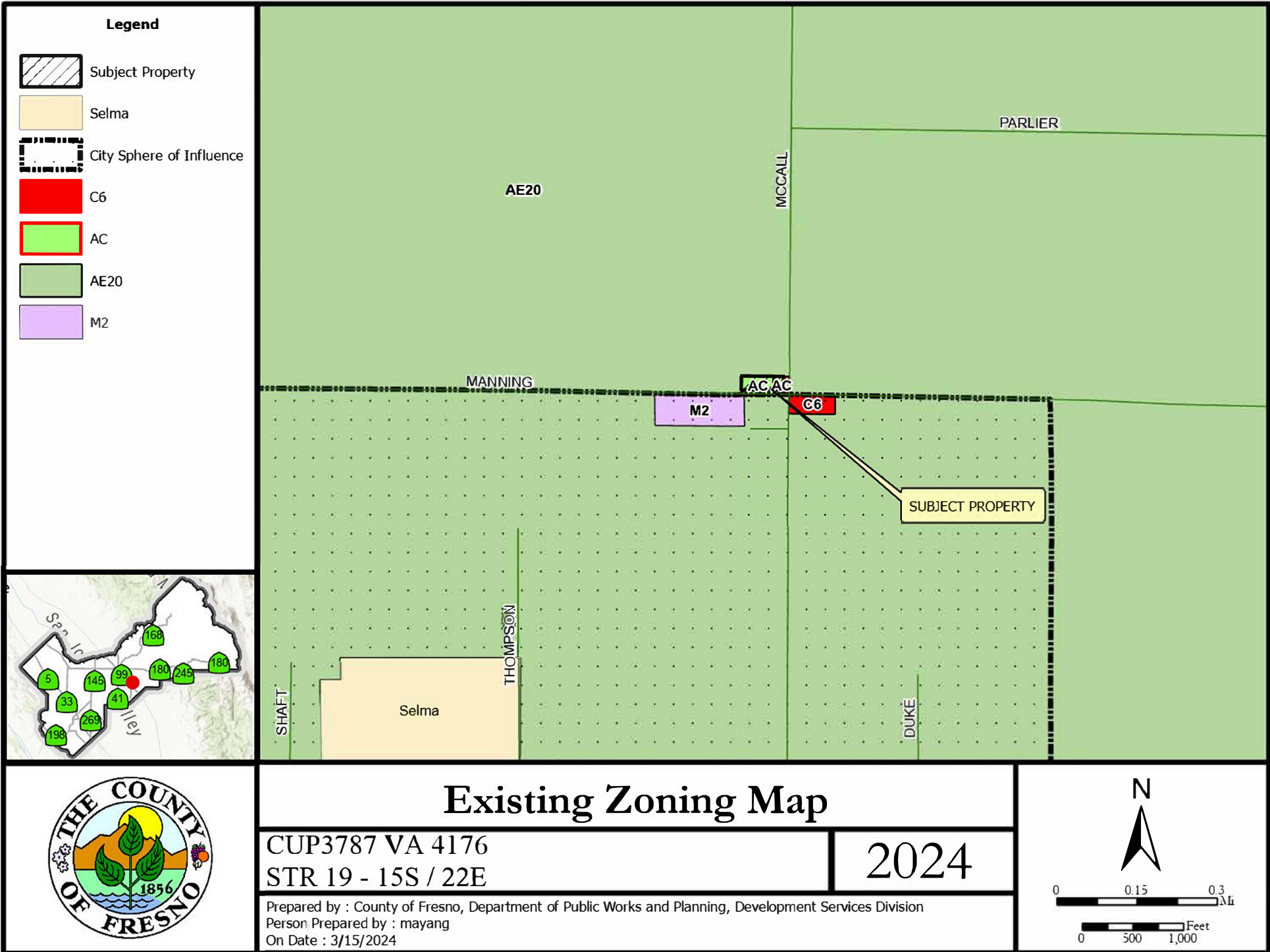
# LOCATION MAP

## CUP3787 VA 4176

## 2024



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mayang  
On Date : 3/15/2024





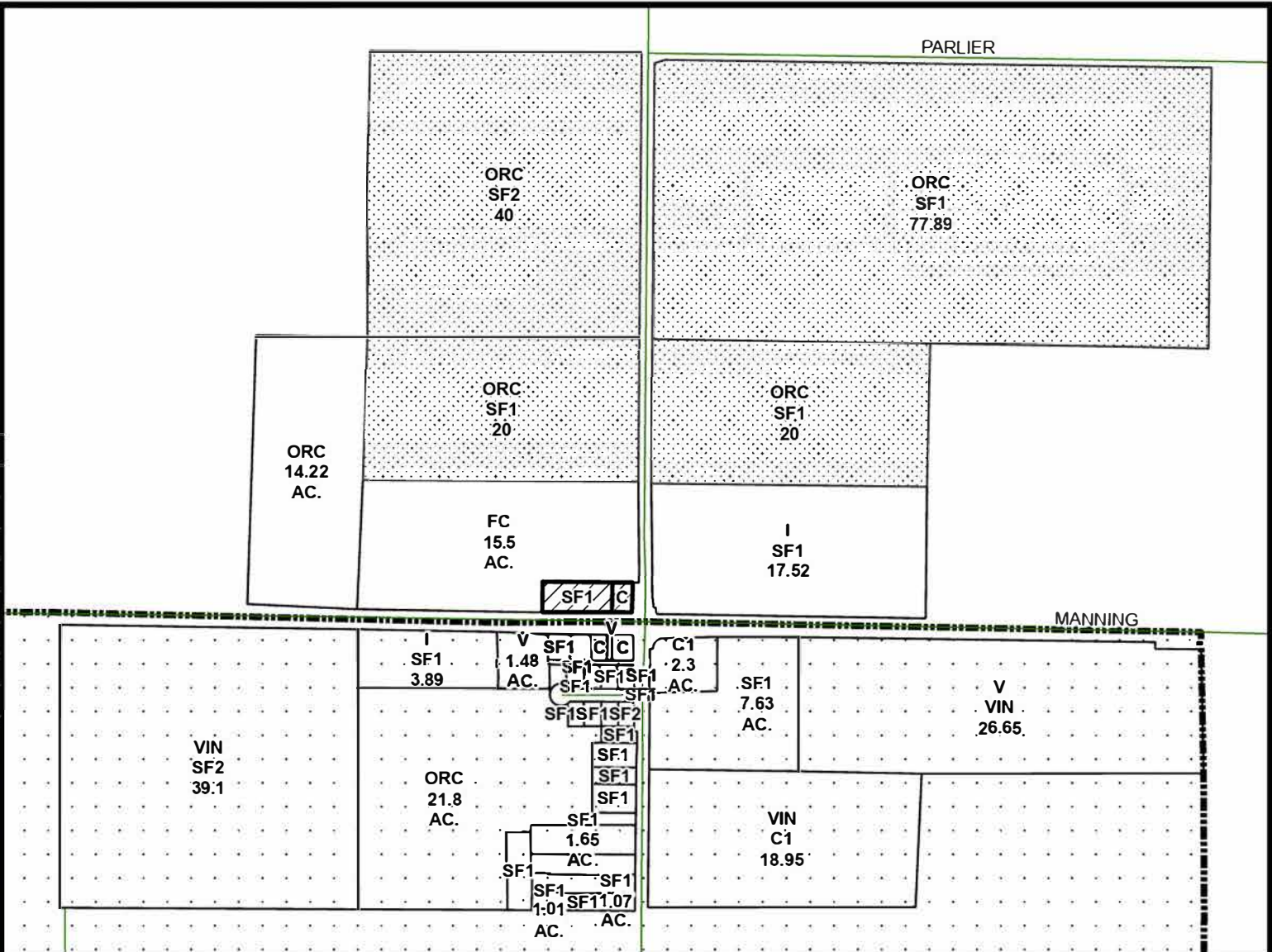
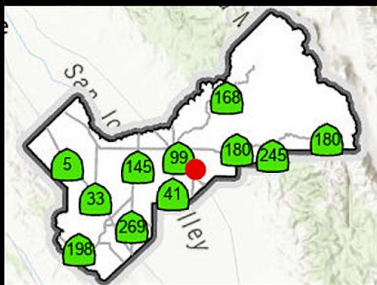


**LEGEND:**

-  Subject Property
-  Ag Contract Land

**LEGEND**

- ORC - ORCHARD
- SF#- SINGLE FAMILY RESIDENCE
- C - COMMERCIAL
- FC - FIELD CROP
- I - INDUSTRIAL
- VIN - VINEYARD
- V - VACANT
- C# - COMMERCIAL

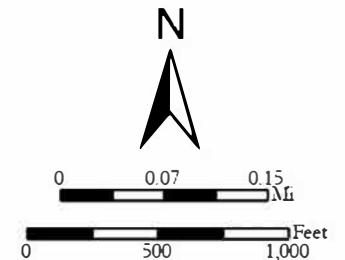


**Existing Land Use Map**

**CUP3787 VA 4176**

**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 3/15/2024





# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 8565

Project  
No(s). CUP 3787, VA 4176

Application Rec'd.:  
\_\_\_\_\_

### GENERAL INFORMATION

1. Property Owner : NAVNEET BRAR Phone/Fax \_\_\_\_\_

Mailing Address: 9942 E. MANNING AVE SELMA, CA 93662  
Street City State/Zip

2. Applicant : NAVNEET BRAR Phone/Fax: \_\_\_\_\_

Mailing Address: 9942 E. MANNING AVE SELMA, CA 93662  
Street City State/Zip

3. Representative: KEN VANG Phone/Fax: 559-775-0023

Mailing Address: 4010 N. CHESTNUT AVE STE#101 FRESNO, CA 93726  
Street City State/Zip

4. Proposed Project: CUP FOR PROPOSED FUELING CANOPY WITH 8  
FUELING POSITIONS AND ADDITIONAL PARKING STALLS

5. Project Location: NWC MANNAING/McCALL

6. Project Address: 9942 E. MANNING AVE SELMA, CA 93662

7. Section/Township/Range: 19 / 15 / 22 8. Parcel Size: 1.32 AC

9. Assessor's Parcel No. 353-050-56 & 65

10. Land Conservation Contract No. (If applicable): NA

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/>	LAFCo (annexation or extension of services)	<input type="checkbox"/>	SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/>	CALTRANS	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Division of Aeronautics	<input type="checkbox"/>	Department of Energy
<input type="checkbox"/>	Water Quality Control Board	<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/>	Other _____		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? \_\_\_\_\_ Yes  No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District<sup>1</sup>: ACC

14. Existing General Plan Land Use Designation<sup>1</sup>: ACC

**ENVIRONMENTAL INFORMATION**

15. Present land use: COMMERCIAL  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

The subject property is partially developed, and has an existing 2,650 sf convenience market building, with 11 parking stalls, pavement, wells, septic.

Describe the major vegetative cover: THERE ARE NATIVE GRASSES, WEEDS, AND THREE DECIDUOUS TREES

Any perennial or intermittent water courses? If so, show on map: NONE

Is property in a flood-prone area? Describe:

ACCORDING TO FEMA FIRM MAP 06019C2267CH, DATED 2/18/2009 THE PROPERTY IS IN ZONE X

ACCORDING TO FEMA FIRM MAP 06019C2267CH, DATED 2/18/2009 THE PROPERTY IS IN ZONE X

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: AG

South: RESIDENTIAL/COMMERCIAL

East: AG

West: RESIDENTIAL/AG



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 100 gallons/day

25. Proposed method of liquid waste disposal:

septic system/individual

community system<sup>3</sup>-name \_\_\_\_\_

26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 100 gallons/day

27. Anticipated type(s) of liquid waste: SEWER

28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NONE

29. Anticipated volume of hazardous wastes<sup>2</sup>: NONE

30. Proposed method of hazardous waste disposal<sup>2</sup>: NA

31. Anticipated type(s) of solid waste: COMMERCIAL REFUSE

32. Anticipated amount of solid waste (tons or cubic yards per day): 2.34 LBS PER DAY

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1.76 LBS PER DAY

34. Proposed method of solid waste disposal: Solid waste disposal services provided by the county's franchise solid waste hauler, and is disposed of at the County's American Landfill \_\_\_\_\_

35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION DISTRICT

36. Has a previous application been processed on this site? If so, list title and date: NO

37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No

38. If yes, are they currently in use? Yes \_\_\_\_\_ No

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Nameet K-Bauer  
SIGNATURE

02/01/2024  
DATE

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

# NOTICE AND ACKNOWLEDGMENT

## INDEMNIFICATION AND DEFENSE

*The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.*

## STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

*A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.*

*Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.*

Narmeet K. Bhan  
Applicant's Signature

02/01/2024  
Date

## Operational Statement

To Whom It May Concern:

EverShine Convenience Market and Gas Station, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Navneet K. Brar. This project is to construct fueling island and canopy with 4 pumps (8 fueling positions), parking stalls, landscaping and irrigation located at 9942 E. Manning Avenue Selma, CA 93662.

The subject property is partially developed, and has an existing 2,650 sf convenience market building, with 11 parking stalls, pavement, wells, septic. The project proposes to construct a gas station, fueling island and canopy with 4 pumps (8 fueling positions), 23 parking stalls, ponding basin, septic, landscaping and irrigations. The proposed project site is approximately 1.23 acres.

The project site is located in the unincorporated areas of Fresno County. The project address is 9942 E. Manning Avenue Selma, CA 93662, further identified as APN number 353-050-56 and 353-050-65. The current zoning and General Plan Land Use is Agricultural Commercial Center (ACC). The ACC district is intended for commercial development that primarily serves local needs such as convenience shopping, retail, and restaurant land uses. The proposed land uses gas station addition to the existing convenience market conforms to the ACC zone district by constructing gas station services. The proposed project implements the proposed uses and intended by the General Plan. The project will add convenience and necessary services that are not available in this area.

The proposed project consists of:

- Existing 2,650 sf Convenience store.
- Proposed Gas station with 8 fueling positions.
- Propane sales tank.
- Air/water dispensary.
- 23 parking stalls, including ada, and EV stalls
- Ponding basin

The site will have the required vehicular parking stalls, including ADA stalls, fueling positions, landscaping and irrigation. The project proposes to continue to use the existing driveway and access onto McCall Avenue. Manning and McCall are paved county roads, and the intersection of Manning and McCall is signalized.

The hours of operation are as follows:

Convenience Store: (Sunday thru Thursday) 6:00 AM to 12:00 AM.  
(Friday & Saturday) 6:00 AM to 1:00 AM.  
Gas Station: 24 hours (Automated Point of Sales at pumps)

It is anticipated that the project will have approximately 300 visitors per day, with an additional 300 customers per day purchasing gas. The site currently has 5 to 10 employees and approximately 5 service deliveries per week.

Sewer is provided by private onsite septic system, consisting of septic and leach field. The existing convenience market currently uses approximately 150 gallons per day of water. Water service is provided by an existing private well, and will continue to do so. The addition of gas station and four pumps, will increase the water demand by approximately 100 gallons per day.

Storm drainage service will be provided by private onsite ponding basin. Electric and natural gas services will be PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

The existing convenience market generates approximately 13 lbs per day (2.37 tons per year) of solid waste. The addition of gas station and four pumps, will generate an additional 2.34 lbs per day (0.42 tons per year) of solid waste. CalRecycle requires that commercial land uses recycle 75% of the solid waste generated, which is approximately 1.76 lbs per day (0.32 tons per year) Solid waste services are currently being provided by the County of Fresno franchise solid waste hauler, and will continue to do so. The current services is once a week pickup, and the solid waste is delivered to the County's American landfill by the solid waste hauler.

Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. The building will be equipped with comprehensive internal and external video surveillance/security cameras.

According to ITE Trip Generation Manual the existing convenience market generates approximately 2,058 average daily trips, 169 AM peak trips, and 133 PM peak trips. According to ITE Trip Generation the addition of gas station and eight fueling positions, will generate an additional 63 average daily trips, 0 AM peak trips, and 14 PM peak trips.

The existing convenience store sells a mix of products which includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. The convenience store has an existing Type 21 license and sells alcohol, beer, wine, and distilled liquors. Made to order hot foods, Coffee, and premade sandwiches are also sold. There is also an outdoor display and fruit stand which sells of locally grown fruits.

The adjacent northerly parcel is agricultural. The parcels on the south side of E. Manning Avenue are existing commercial and residential land uses. The adjacent westerly parcel is existing residential, and is zoned ACC. The parcels on the east side of S. McCall Avenue is agricultural.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the County's municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.



## VARIANCE FINDINGS

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification;*

The subject property currently has an existing convenience market. The project proposes to construct a fueling island with 4 pumps (8 fueling positions). The proposed gas pumps complies with the planned uses as envisioned by the general plan.

The parcel is currently zoned A-C (Agricultural Commercial Center). Which has a building setback requirement of 35 feet. The property is very narrow being only 132 feet wide, which makes this property unique, and challenging to comply with this requirement. It would not be possible to conform to the county setback requirements, and comply with other setback/separation, parking stall, and drive isle requirements. Therefore, the project is requesting a variance to allow the proposed fuel island canopy to encroach into the setback, approximately 28 feet. The proposed fuel island canopy is an accessory structure to the existing convenience market. The fuel island canopy location is designed to allow for convenient access, and circulation around the project site.

2. *Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification;*

The parcel is currently zoned A-C (Agricultural Commercial Center). Which has a building setback requirement of 35 feet. The property is very narrow being only 132 feet wide, which makes this property unique, and challenging to comply with this requirement. It would not be possible to conform to the county setback requirements, and comply with other setback/separation, parking stall, and drive isle requirements. Therefore, the project is requesting a variance to allow the proposed fuel island canopy to encroach into the setback, approximately 28 feet. The proposed fuel island canopy is an accessory structure to the existing convenience market. The fuel island canopy location is designed to allow for convenient access, and circulation around the project site. Not being able to develop and construct the fueling island would infringe on the property owners rights.

There are several parcels in the vicinity that have buildings less than 35' from the ultimate right of way. The granting of the variance will allow the parcels to be more beneficial and usable to the property owner. The granting of the variance is necessary for the preservation and enjoyment of property rights, which is possessed by the other adjoining and surrounding properties.

3. *The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;*

The parcel is currently zoned A-C (Agricultural Commercial Center). Which has a building setback requirement of 35 feet. The property is very narrow being only 132 feet wide, which makes this property unique, and challenging to comply with this requirement. It would not be possible to conform to the county setback requirements, and comply with other setback/separation, parking stall, and drive isle requirements. Therefore, the project is requesting a variance to allow the proposed fuel island canopy to encroach into the setback, approximately 28 feet. The proposed fuel island canopy is an accessory structure to the existing convenience

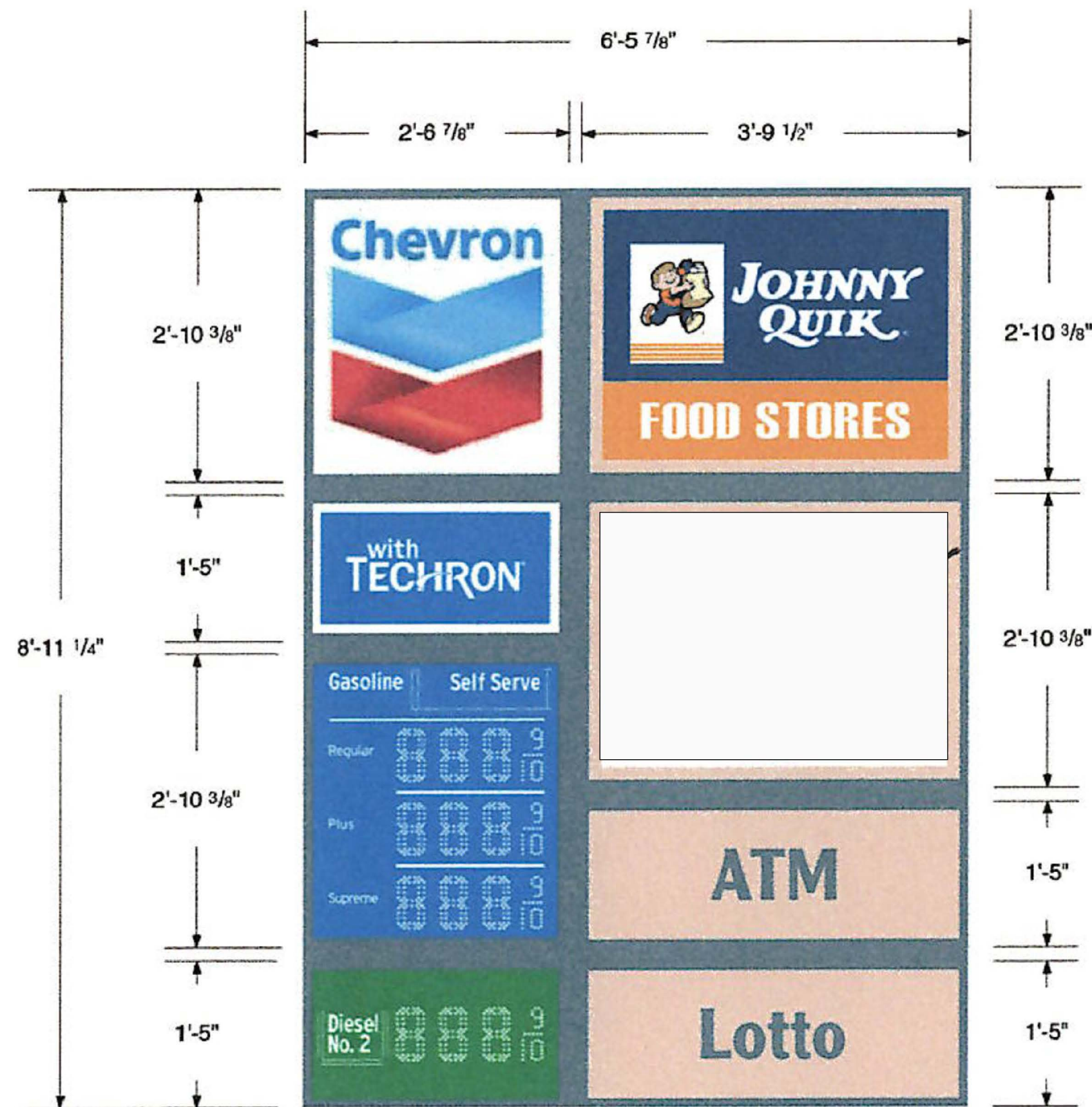
market. The fuel island canopy location is designed to allow for convenient access, and circulation around the project site. the fuel island canopy is located 27 feet away from the edge of travel way, and does not impact vehicular visibility along Manning Avenue. Therefore the granting of the variance will not be detrimental to the public welfare.

4. *The granting of such variance will not be contrary to the objectives of the Fresno County General Plan.*

The subject property currently has an existing convenience market. The project proposes to construct a fueling island with 4 pumps (8 fueling positions).

The parcel is currently zoned A-C (Agricultural Commercial Center). Which has a building setback requirement of 35 feet. The property is very narrow being only 132 feet wide, which makes this property unique, and challenging to comply with this requirement. It would not be possible to conform to the county setback requirements, and comply with other setback/ separation, parking stall, and drive isle requirements. Therefore, the project is requesting a variance to allow the proposed fuel island canopy to encroach into the setback, approximately 28 feet. The proposed fuel island canopy is an accessory structure to the existing convenience market. The fuel island canopy location is designed to allow for convenient access, and circulation around the project site.

The AC zone is intended to provide for the location of commercial centers within agricultural areas for the purpose of providing food and services to the surrounding farm community. The proposed gas station and convenience market are locally serving and complies with the planned uses as envisioned by the general plan. Therefore, the granting of such variance will not be contrary to the objectives of the Fresno County General Plan.



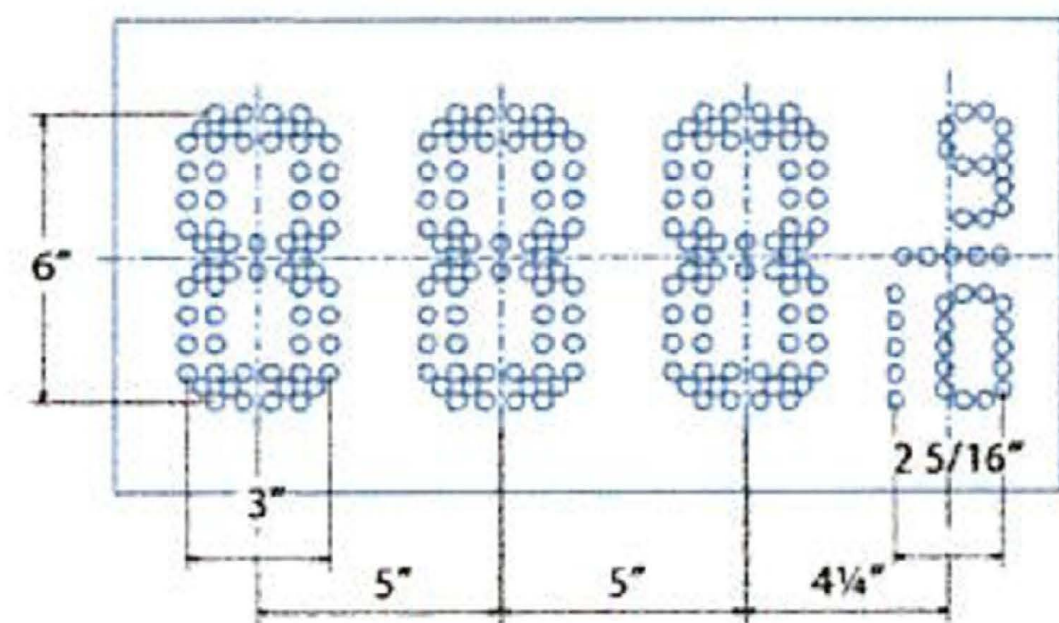
**6" PWM White LED**  
 Gasoline is Interstate Bold Condensed font.  
 Copy Regular, Plus, Supreme are Interstate Regular font

**1 1/2" Opaque Beige Border**  
 (SPRAYLAT C5-2631) on "Johnny Quik" and "Starbucks"

**ATM and Lotto - APC**  
 Clearface Gothic Bold Copy in Dark Grey (PMS 431)  
 3M Day/Night #96 film w/white diffuser backup  
 (appears dark grey daytime, light grey night time)  
 OPAQUE Natural Beige Spraylat Lacryl C5-2631

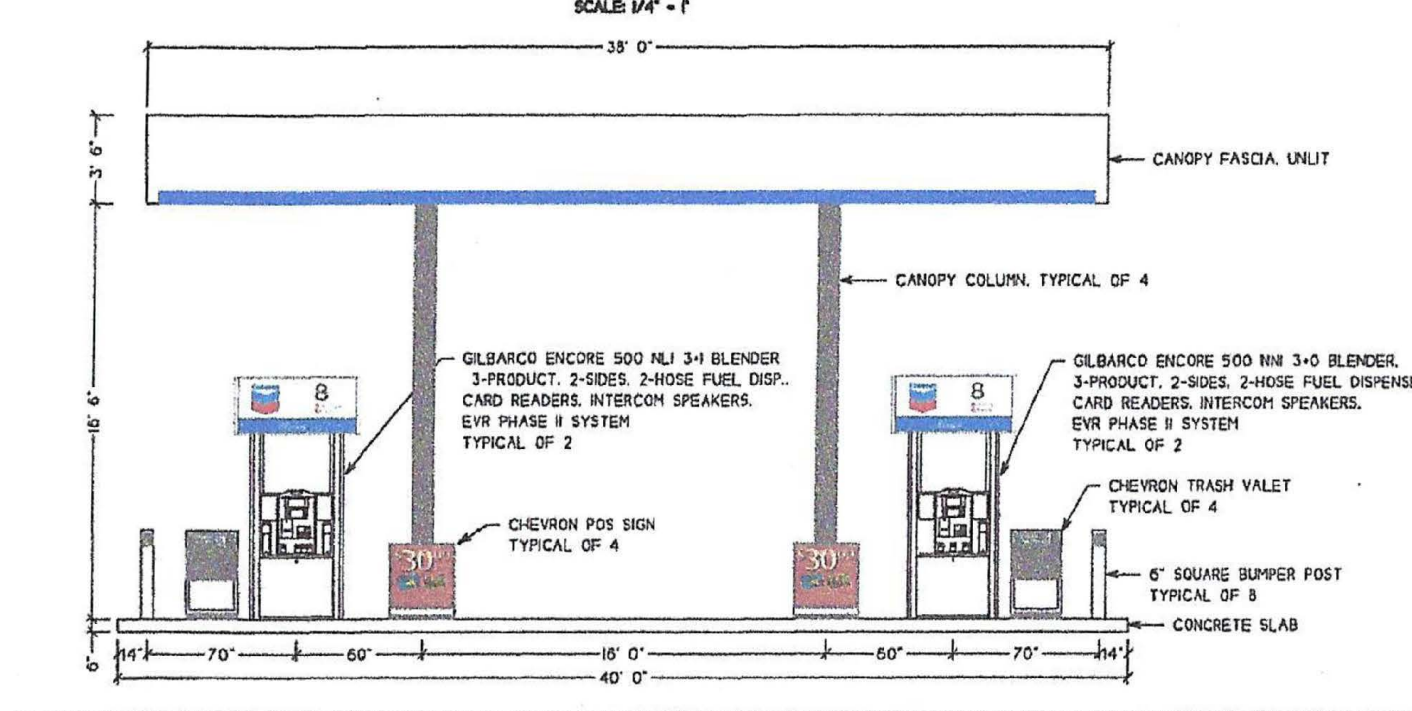
**(A) MONUMENT GAS SIGN**

**6" PWM White LED**

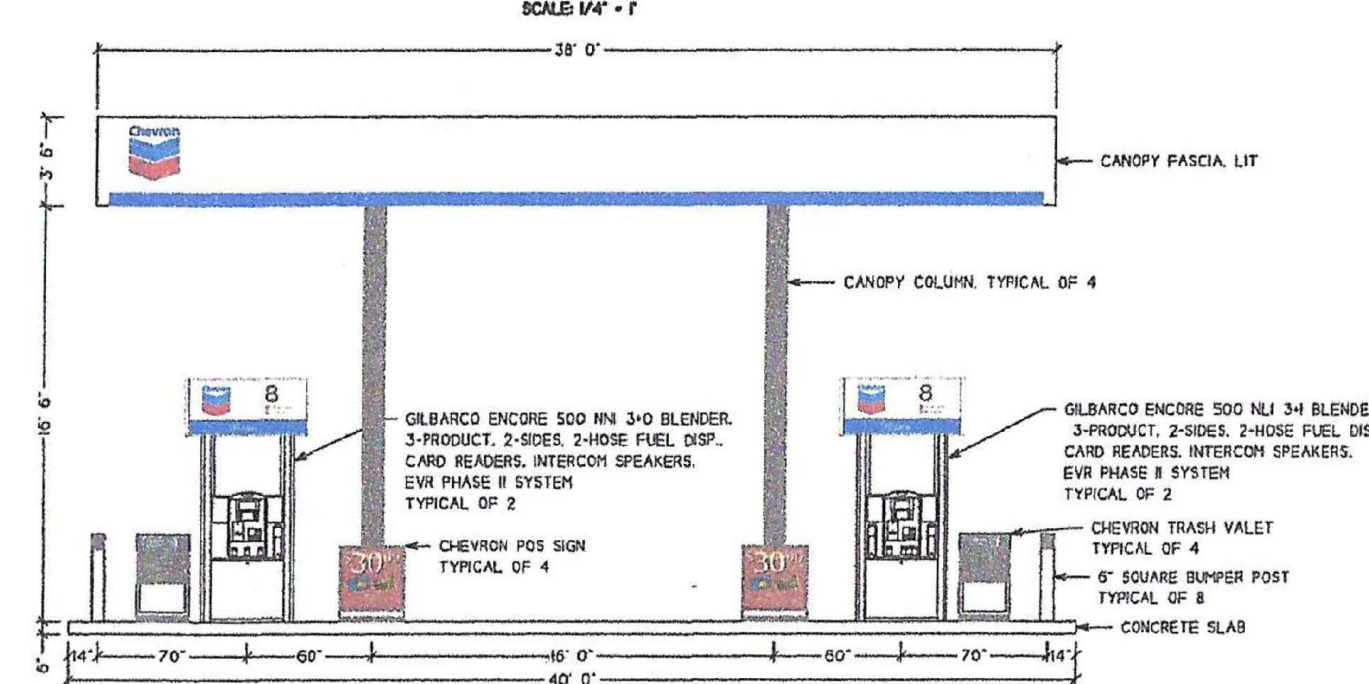


**(G) 6" PWM WHITE LED**

**ELEVATION: CANOPY AND ISLAND SOUTH SIDE VIEW**

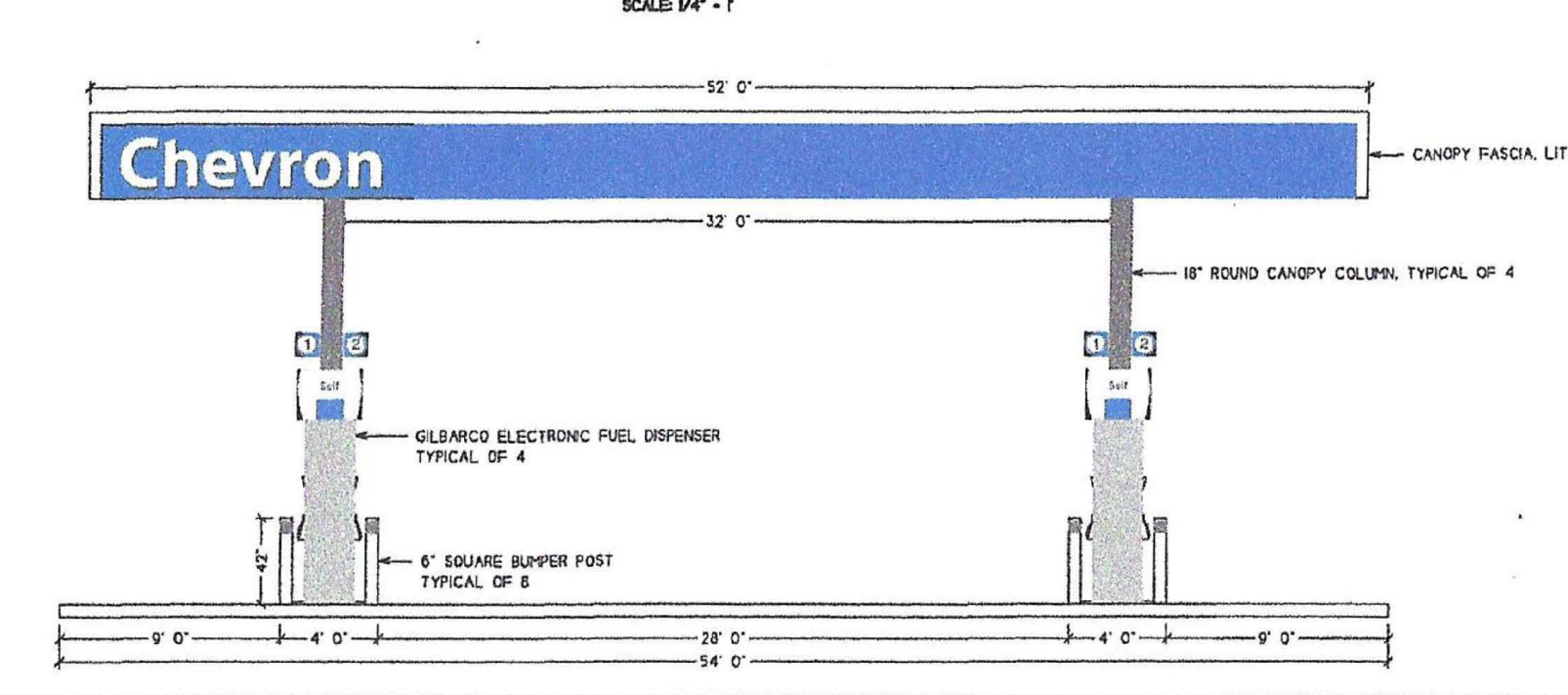


**ELEVATION: CANOPY AND ISLAND NORTH SIDE VIEW**

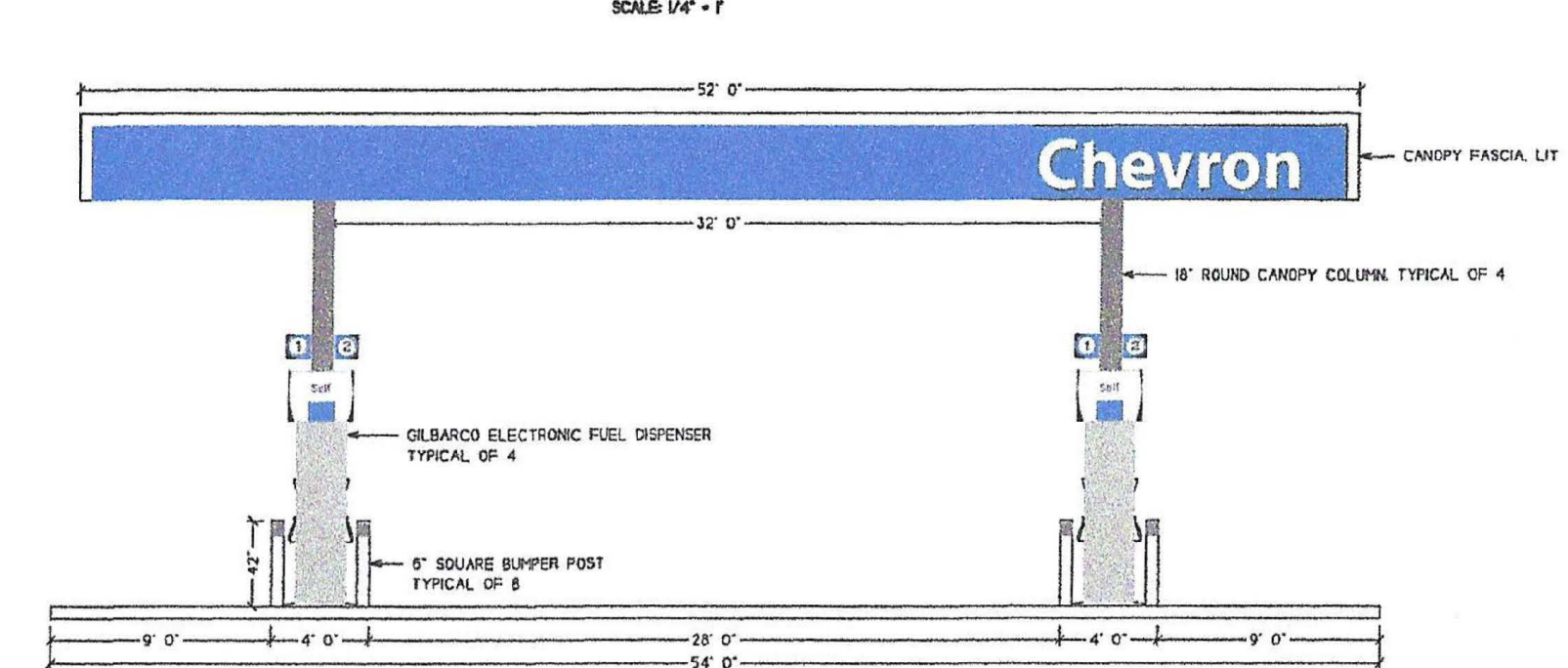


**(E) CHEVRON CANOPY NORTH-VIEW**

**ELEVATION: CANOPY AND ISLAND WEST SIDE VIEW**



**ELEVATION: CANOPY AND ISLAND EAST SIDE VIEW**



**(D) CHEVRON CANOPY EAST-VIEW**

**Chevron COLOR SPECS**

Color	Lacryl	PMS FOR PRINT	vinyl for plastic
Blue		2935C	3120SL (ARLON)
Red		186C	83 REGAL
Cyan		Cyan	337 PROCCES
Dark Red		202	3630-53
Dark Grey		431C	
Green		3415	3630-26

**(H) CHEVRON COLOR AND MATERIALS**

REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE  
 CLOVIS, CA 93619  
 (559) 775-0023  
 FAX: (559) 775-0016  
 WWW.VICE-ENGR.COM

**VICE**  
 VANG INC. CONSULTING ENGINEERS

**MCCALL/MANNING**  
 GAS STATION  
 CANOPY ELEVATIONS

CALIFORNIA  
 CITY OF FRESNO

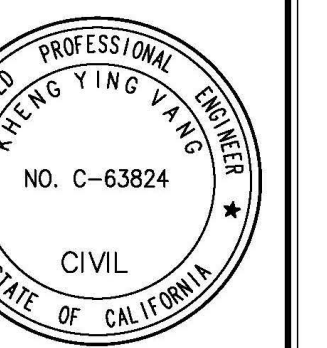
DATE:  
 2/20/2024

PROJ. ENGR:  
 LSB

PROJ. MNGR:  
 KYV

PREPARED FOR:

BEAL DEVELOPMENTS, LLC  
 1175 SHAW AVE  
 #104 PMB 372  
 CLOVIS, CA 93612



SHEET NO.

1 / 1

PROJECT NUMBER

23-020

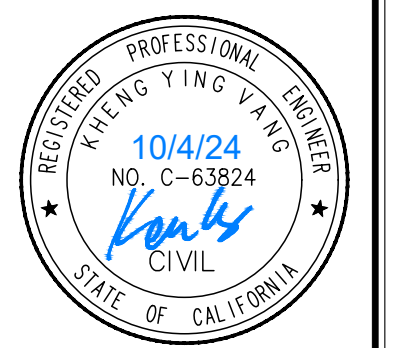
NO.	DATE	BY

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

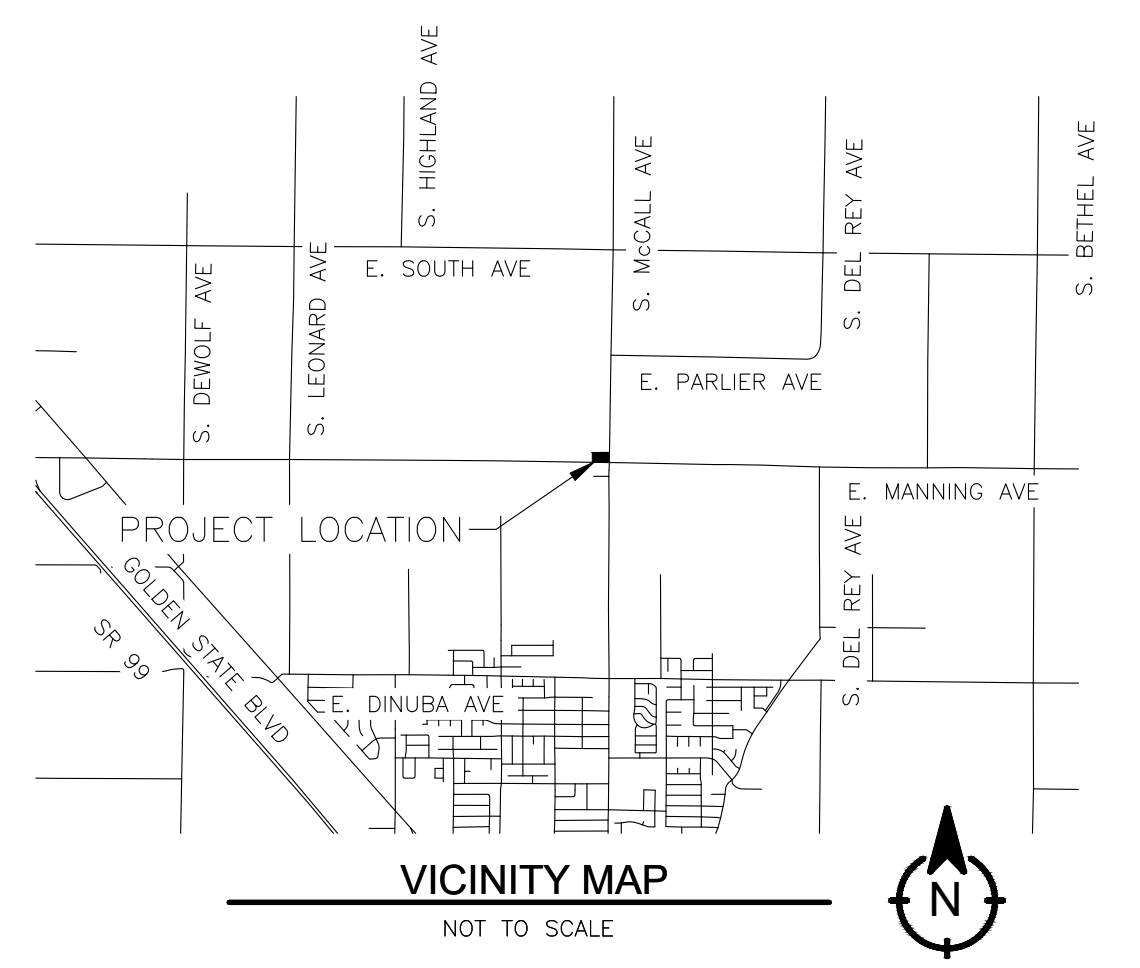


MCCALL & MANNING  
SITE PLAN  
CALIFORNIA  
CITY OF FRESNO

DATE:  
7/8/2024  
PROJ. ENGR:  
LSV  
PROJ. MNGR:  
KYV  
PREPARED FOR:  
GEORGE BEAL  
DEVELOPMENTS, LLC  
1175 SHAW AVE.  
#104  
FRESNO, CA 93612



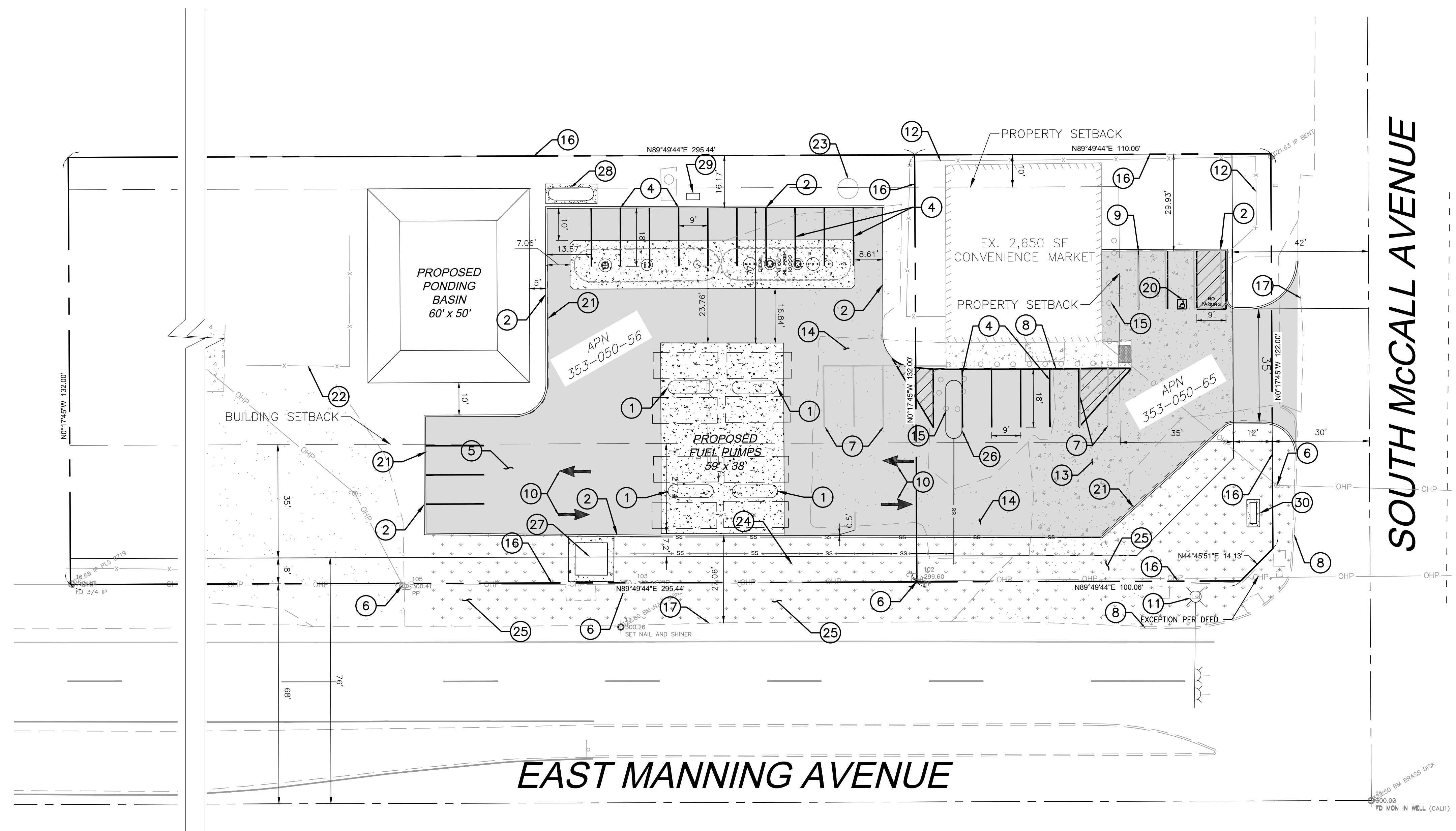
SHEET NO.  
1 / 1  
PROJECT NUMBER  
23-020



**PROJECT INFO:**  
PROJECT LOCATION: 9942 E. MANNING AVENUE  
SELMA, CA 93662  
APN(S): 353-050-56 & 353-050-65  
PROJECT OWNER: BEAL DEVELOPMENTS LLC  
1810 SHAW AVE # 106  
CLOVIS, CA 93612  
(559)-288-7538  
GENERAL PLAN DESIGNATION: AC, AGRICULTURAL  
COMMERCIAL  
PROJECT SITE AREA SF = 1.23 AC  
EX 2,650 SF CONVENIENCE MARKET  
PROPOSED GAS STATION WITH 8 FUELING  
POSITIONS  
PROPOSED STALLS: 23 STALLS



**SOUTH MCCALL AVENUE**

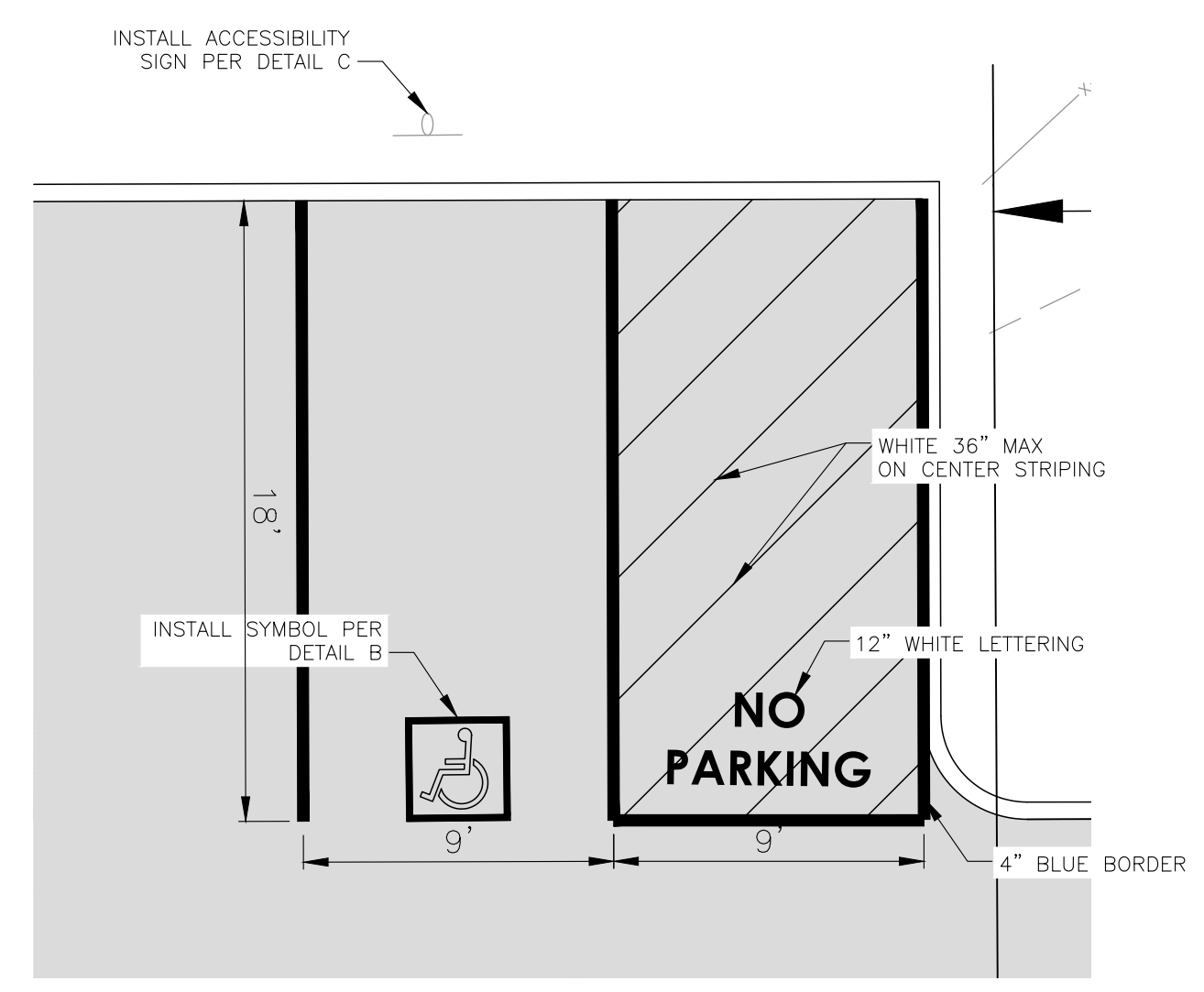


- KEYNOTES**
- PROPOSED FUEL STATION
  - PROPOSED CURB
  - PROPOSED DRIVE APPROACH
  - PROPOSED PARKING STRIPING
  - PROPOSED AC PAVING
  - EXISTING POWER POLES
  - EXISTING STRIPING
  - EXISTING CURB
  - EXISTING PARKING STRIPING TO REMAIN
  - PROPOSED PAINTED DIRECTIONAL ARROWS
  - EXISTING STREETLIGHT
  - EXISTING CHAIN-LINK FENCE
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING BOLLARD
  - EXISTING PROPERTY LINE
  - EXISTING EDGE OF PAVEMENT
  - PROPOSED BELOW GROUND FUEL TANKS
  - PROPOSED PONDING BASIN
  - EXISTING ADA STALL
  - PROPOSED FIRE LANE
  - EXISTING WOODEN FENCE
  - EXISTING WELL TO REMAIN
  - PROPOSED LEACH FIELD
  - PROPOSED LANDSCAPE AREA
  - PROPOSED SEPTIC TANK
  - PROPOSED PG&E TRANSFORMER
  - PROPOSED PROPANE TANK
  - PROPOSED AIR AND WATER PUMP MACHINE
  - PROPOSED GAS PRICE SIGN

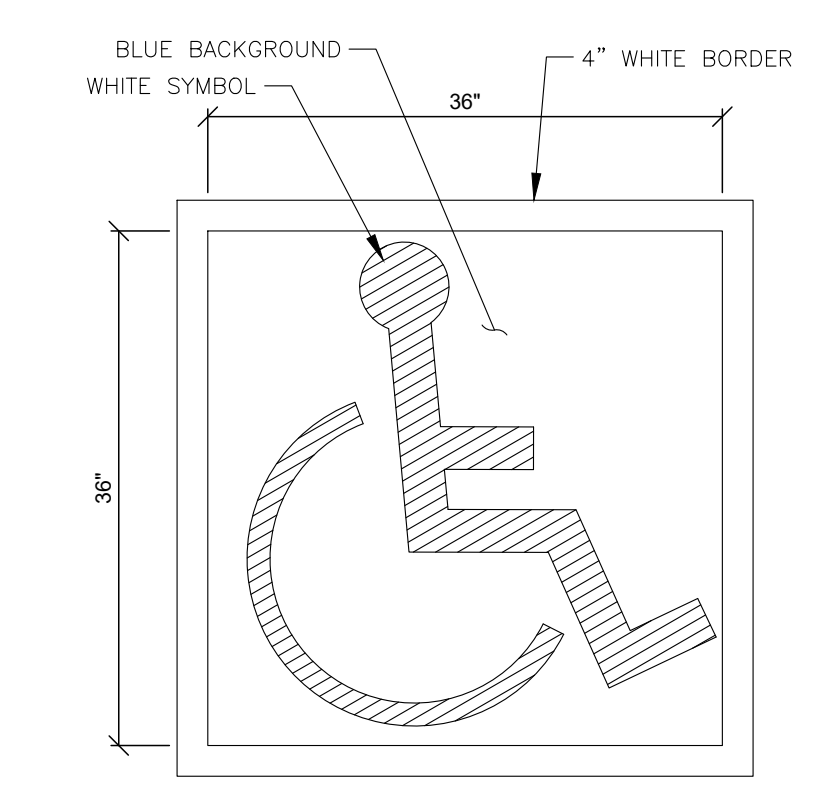
- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE LOCATIONS OF THE REQUIRED BMP'S PRIOR TO THE START OF CONSTRUCTION, INCLUDING: MATERIAL STORAGE, EQUIPMENT MAINTENANCE AREA, STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASTE MANAGEMENT, FUEL STORAGE, ETC.
  - CONSTRUCTION HOURS SHALL TAKE PLACE DURING REGULAR WORK AND SCHOOL HOURS TO REDUCE THE EFFECT OF CONSTRUCTION NOISE.
  - NO ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT PROPERTIES/DRAIN TO THE STREET OR DESIGNED BASING.
  - REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
  - TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
  - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
  - ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE KERN COUNTY STORMWATER MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND THE STATE'S GENERAL PERMIT.

**LEGEND**

---	PROPERTY LINE
- - - -	SECTION LINE
=====	EXISTING CURB
=====	PROPOSED CURB
-----	EDGE OF EXISTING PAVEMENT
■	PROPOSED PAVEMENT



**A** TYPICAL VAN ACCESSIBLE PARKING STALL



**B** INTERNATIONAL SYMBOL OF ACCESSIBILITY  
NOT TO SCALE



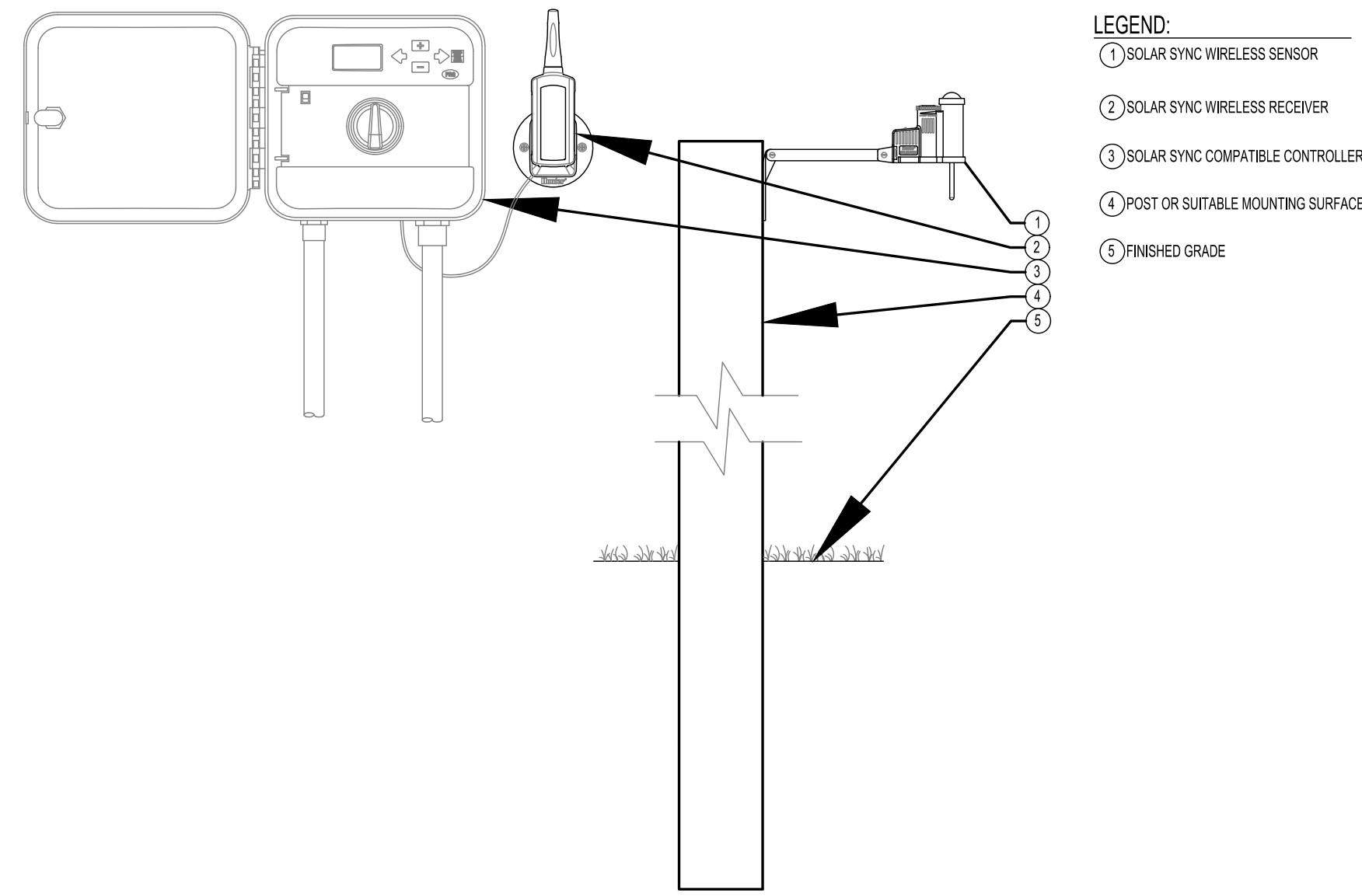
**C** SIGN AND SYMBOLS OF ACCESSIBILITY

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE  
TOWED VEHICLES MAY BE RECLAIMED AT  
OR BY TELEPHONING  
(Insert Telephone Number)

- NOTES:**
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE GROUND
  - THE SIGN SHALL NOT BE LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE
  - THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
  - THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
  - EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
  - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2022 CBC, SECTION 11B-502.6 AND 2014 MUTCD CALIFORNIA SUPPLEMENT.

**D** ACCESSIBLE ENTRY SIGN

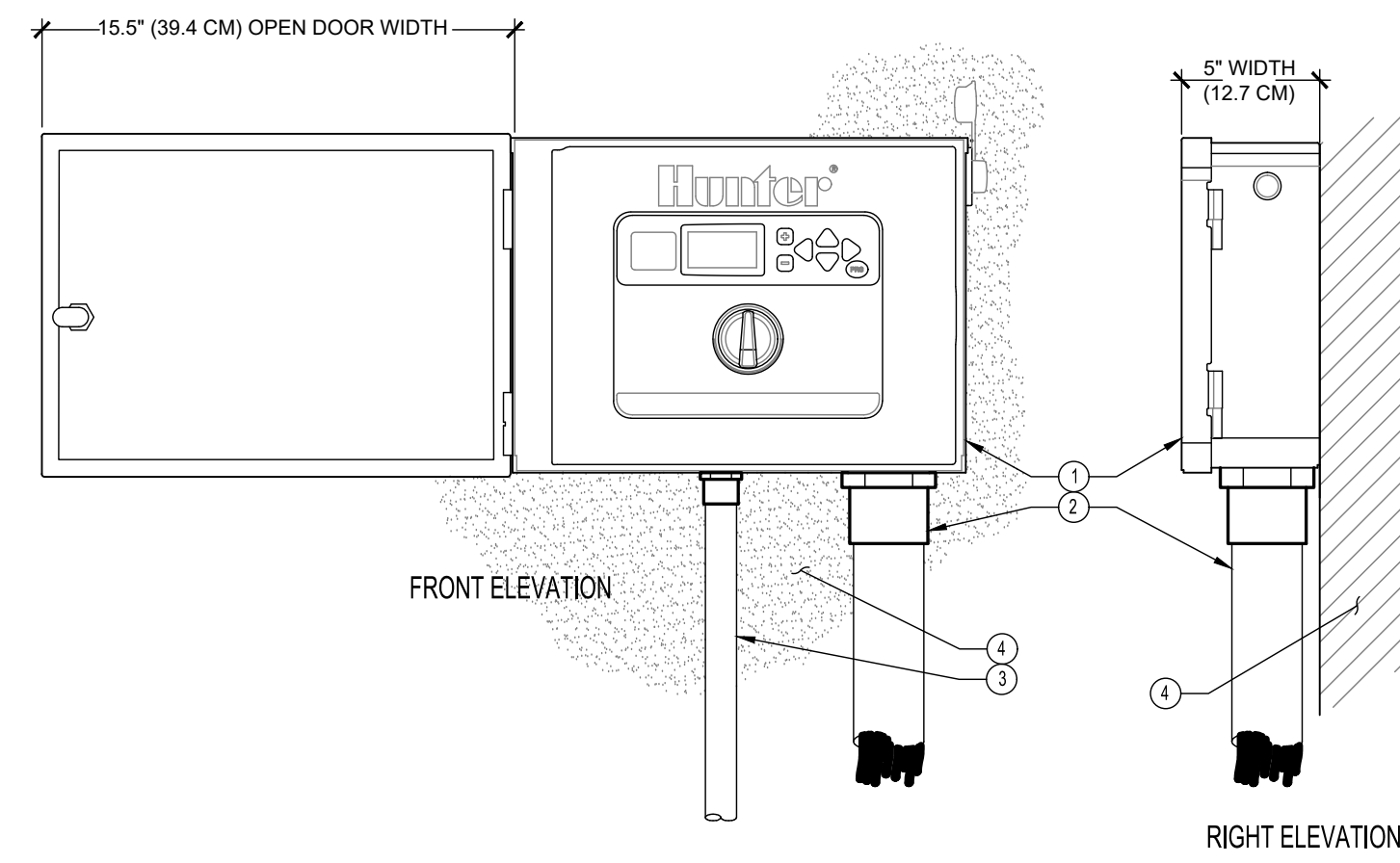
- NOTES:**
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
  - THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" x 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
  - THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL AS INDICATED ON THE PLAN.
  - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2022 CBC, SECTION 11B-502.6 AND 2014 MUTCD CALIFORNIA SUPPLEMENT



- LEGEND:**
- ① SOLAR SYNC WIRELESS SENSOR
  - ② SOLAR SYNC WIRELESS RECEIVER
  - ③ SOLAR SYNC COMPATIBLE CONTROLLER
  - ④ POST OR SUITABLE MOUNTING SURFACE
  - ⑤ FINISHED GRADE

**SOLAR SYNC WIRELESS WALL MOUNT**

NOT TO SCALE

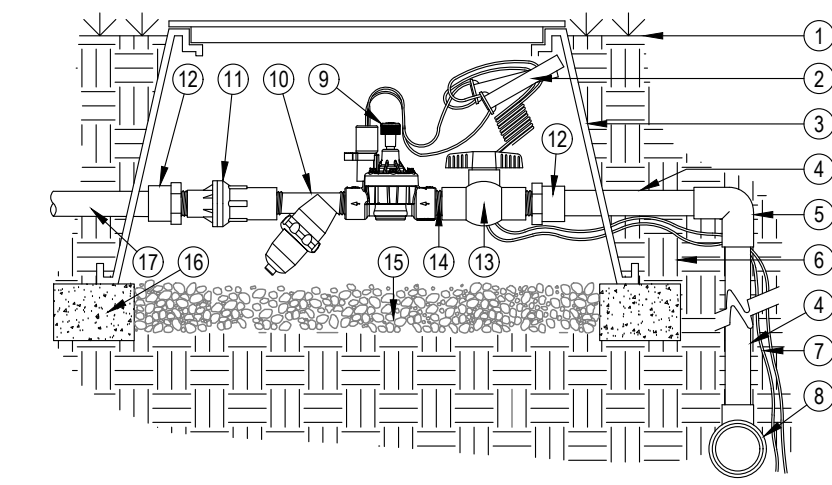


**I CORE - METAL WALL MOUNT**

NOT TO SCALE

- LEGEND:**
- ① IRRIGATION CONTROLLER (I CORE) PER PLAN
  - ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
  - ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
  - ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARDWIRED TO GROUNDING 110 VAC POWER SOURCE.



ELEVATION/SECTION  
MIN. FLOW RATE - 0.25 GPM  
MAX. FLOW RATE - 8.0 GPM

- LEGEND:**
- ① FINISH GRADE.
  - ② CONTROL WIRES WITH 3/8" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.
  - ③ RECTANGULAR PLASTIC VALVE BOX, HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
  - ④ PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
  - ⑤ SCH 40 PVC ELL (SxS).
  - ⑥ NATIVE SOIL PER SPECIFICATIONS.
  - ⑦ CONTROL WIRES TO CONTROLLER.
  - ⑧ PVC MAINLINE FITTING.
  - ⑨ TORO TPVF100 INLINE VALVE (\*).
  - ⑩ TORO 150 MESH Y-FILTER (\*).
  - ⑪ TORO 25 PSI LOW FLOW PRESSURE REGULATOR (\*).
  - ⑫ SCH 40 PVC MALE ADAPTER.
  - ⑬ SCH 40 PVC BALL VALVE (\*).
  - ⑭ SCH 80 PVC CLOSE NIPPLE (\*).
  - ⑮ PEA GRAVEL SUMP, MINIMUM 6" DEEP.
  - ⑯ BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
  - ⑰ LATERAL LINE TO DRIP SYSTEM.
- (\*) PARTS IN DRIP ZONE KIT.



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

REVISIONS	NO.	DATE	BY

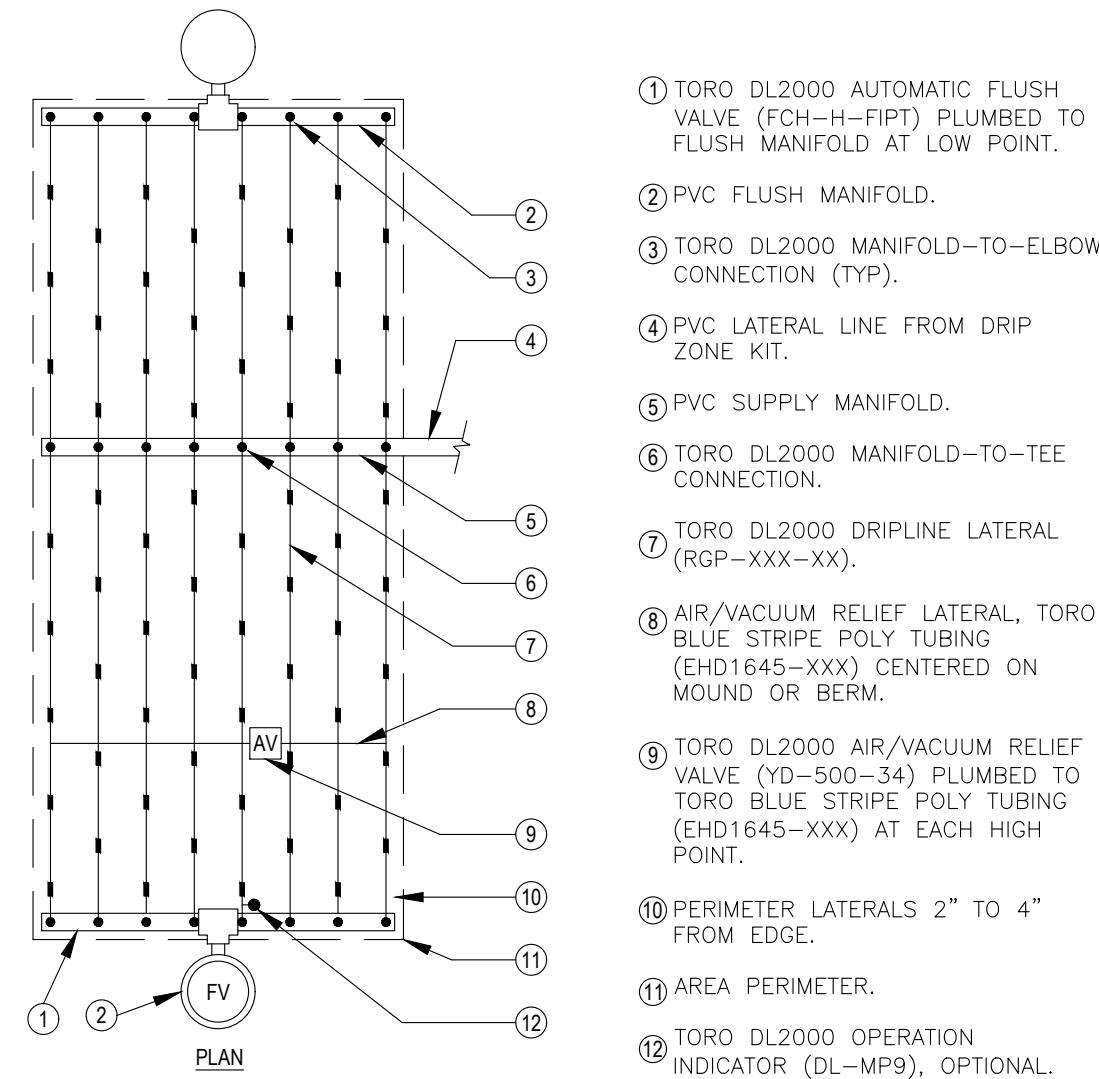
**VICE**  
VANG INC. CONSULTING ENGINEERS

**MCCALL & MANNING**  
IRRIGATION DETAILS

DATE: 2/20/2024  
PROJ. ENGR: LSV  
PROJ. MNGR: KYV

PREPARED FOR:  
**GEORGE BEAL DEVELOPMENTS, LLC**  
1175 SHAW AVE.  
#104  
FRESNO, CA 93612

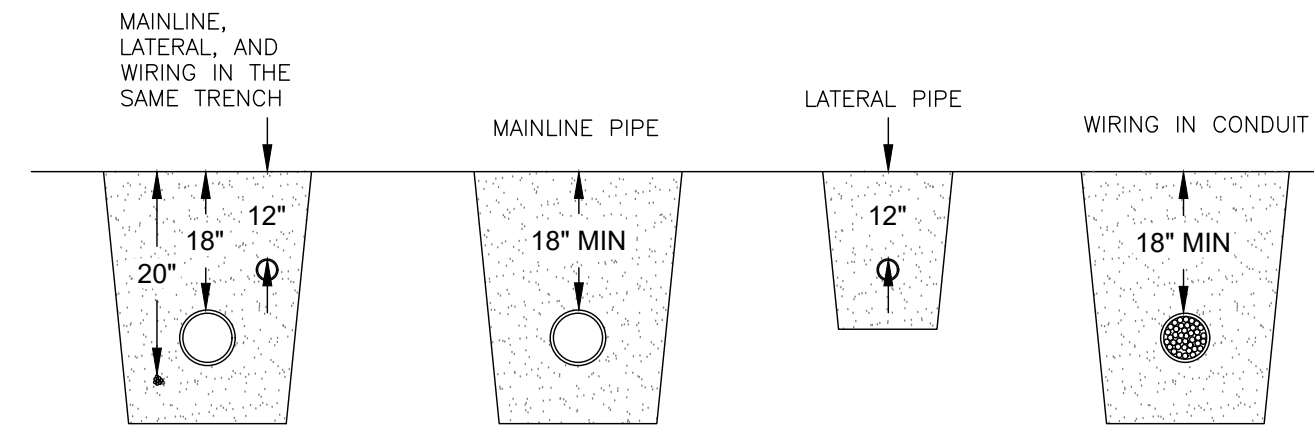
SHEET NO. **L3**  
PROJECT NUMBER **23-020**



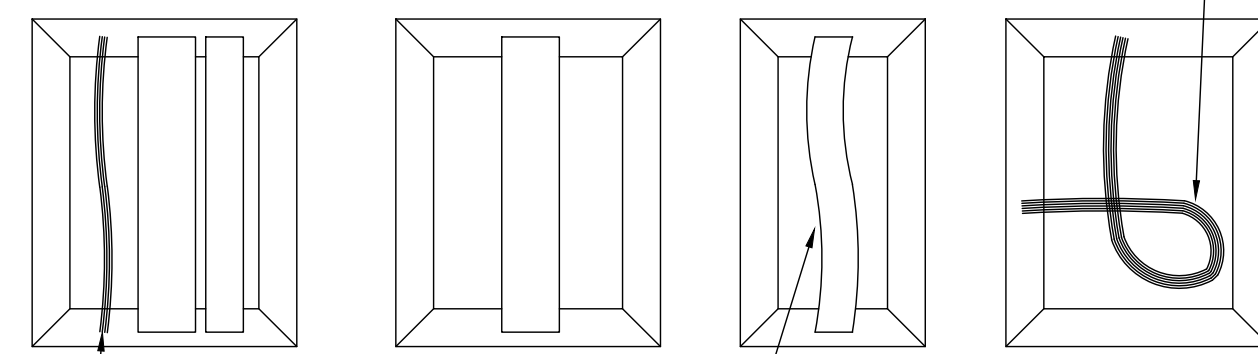
- ① TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIPT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- ② PVC FLUSH MANIFOLD.
- ③ TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
- ④ PVC LATERAL LINE FROM DRIP ZONE KIT.
- ⑤ PVC SUPPLY MANIFOLD.
- ⑥ TORO DL2000 MANIFOLD-TO-TEE CONNECTION.
- ⑦ TORO DL2000 DRIFLINE LATERAL (RGP-XXX-XX).
- ⑧ AIR/VACUUM RELIEF LATERAL, TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) CENTERED ON MOUND OR BERM.
- ⑨ TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AT EACH HIGH POINT.
- ⑩ PERIMETER LATERALS 2" TO 4" FROM EDGE.
- ⑪ AREA PERIMETER.
- ⑫ TORO DL2000 OPERATION INDICATOR (DL-MF9), OPTIONAL.

**DRIP LINE**

NOT TO SCALE



SECTION VIEW



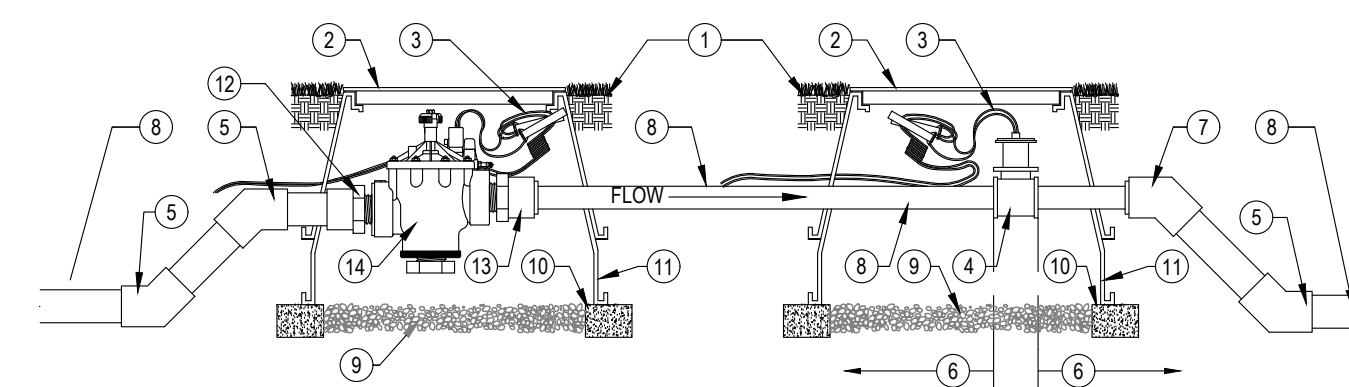
PLAN VIEW

**PIPE & WIRE TRENCHING**

NOT TO SCALE

RUN WIRING UNDER MAINLINE, TAPE AND BUNDLE AT 10' O.C.

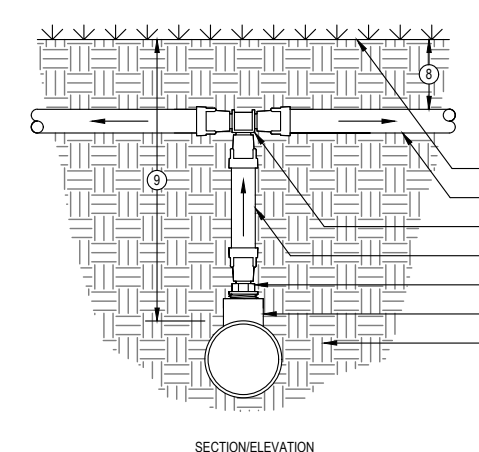
TIE A 24" LOOP AT ALL CHANGES OF DIRECTION OF 30° OR MORE, UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.



**DRIP ZONE KIT**

NOT TO SCALE

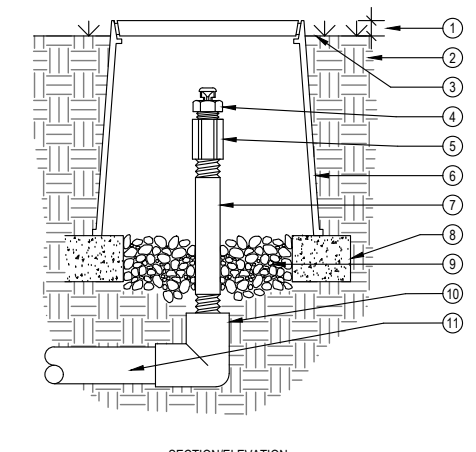
- LEGEND:**
- ① FINISH GRADE
  - ② JUMBO VALVE BOX & COVER
  - ③ CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS
  - ④ FLOW SENSOR PER SPECIFICATIONS
  - ⑤ PVC 45 DEGREE ELL (TYP.)
  - ⑥ MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
  - ⑦ PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
  - ⑧ PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
  - ⑨ GRAVEL (1 CU. FT.)
  - ⑩ CONTINUOUS BRICK SUPPORTS
  - ⑪ VALVE BOX EXTENSIONS AS REQUIRED
  - ⑫ PVC MALE ADAPTER
  - ⑬ PVC MALE ADAPTER - BUSH DOWN TO FLOW METER SIZE AS NECESSARY
  - ⑭ TORO REMOTE CONTROL ELECTRIC GLOBE VALVE WITH FLOW CONTROL MODEL NO. 220-27-XX (SEE SPECS.)
- NOTES: SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.



**MANIFOLD-TEE CONNECTION**

NOT TO SCALE

- LEGEND:**
- ① FINISH GRADE
  - ② TORO DL2000 DRIFLINE LATERAL (RGP-XXX-XX)
  - ③ TORO LOC-42E TEE (FT116)
  - ④ TORO BLUE STRIPE POLY TUBING (EHD1645-XXX)
  - ⑤ TORO LOC-42E 1/2" WPT ADAPTER (F716)
  - ⑥ PVC TEE (G45) WITH 1/2" WPT VALVE
  - ⑦ NATIVE SOIL BACKFILL PER SPECIFICATIONS
  - ⑧ DEPTH OF TUBING PER SPECIFICATIONS (SEE TORO PUBLICATIONS)
  - ⑨ DEPTH OF PVC SUPPLY LINE PER SPECIFICATIONS



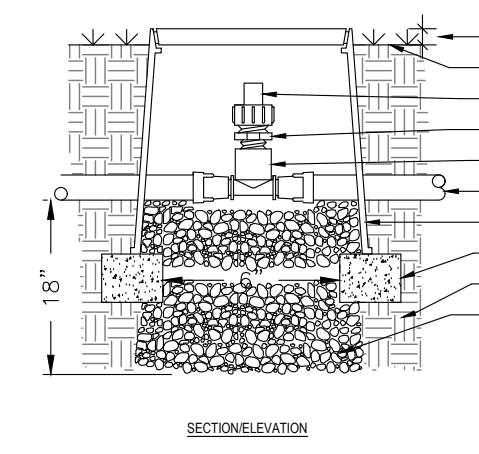
**AIR / VACUUM RELIEF VALVE**

NOT TO SCALE

- LEGEND:**
- ① FINISH GRADE
  - ② NATIVE SOIL PER SPECIFICATIONS
  - ③ FINISH GRADE
  - ④ TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34)
  - ⑤ 1/2" PVC COUPLING (TYP.)
  - ⑥ 1/2" ROUND PLASTIC VALVE BOX - HEAT BRAND STATION NO. ON LID IN 1" HIGH CHARACTERS
  - ⑦ 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
  - ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED)
  - ⑨ PEA GRAVEL SUMP (6" DEEP)
  - ⑩ PVC ELL (SxS) WITH 1/2" THREADED OUTLET
  - ⑪ PVC PIPING

**FLOW SENSOR / MASTER VALVE**

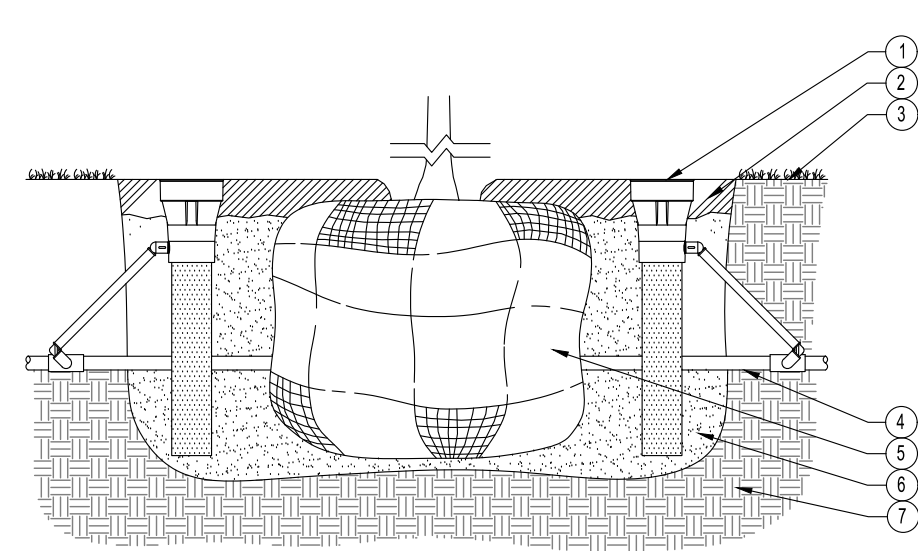
NOT TO SCALE



**FLUSH VALVE ON TUBING**

NOT TO SCALE

- LEGEND:**
- ① FINISH GRADE
  - ② TORO DL2000 DRIFLINE VALVE (FCH-H-FIPT)
  - ③ PVC SCH 40 REDUCING NIPPLE (1/2" x 1/2")
  - ④ TORO LOC-42E 1/2" WPT TEE (F716)
  - ⑤ TORO DL2000 TUBING (RGP-XXX-XX) OR TORO BLANK POLY TUBING (EHD1645-XXX)
  - ⑥ 1/2" ROUND PLASTIC VALVE BOX - HEAT BRAND STATION NO. ON LID IN 1" HIGH CHARACTERS
  - ⑦ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED)
  - ⑧ NATIVE SOIL PER SPECIFICATIONS
  - ⑨ PEA GRAVEL SUMP (6" x 18")



**ROOTZONE WATERING SYSTEM**

NOT TO SCALE

- LEGEND:**
- ① 18" ROOT ZONE WATERING SYSTEM PER PLAN
  - ② MULCH
  - ③ FINISHED GRADE
  - ④ LATERAL PIPE - SIZE PER PLAN
  - ⑤ ROOT BALL
  - ⑥ AMENDED SOIL MEDIA (PER SOILS REPORT)
  - ⑦ NATIVE SOIL

NOTES:  
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

Looking north



Looking east



Looking northwest



Looking northeast



Looking east

