Planning Commission Meeting
Agenda

February 13, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: http://livestream.hanford.city/

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

A. Community Development: Minutes of the January 23, 2024 Meeting

B. Community Development: Time Extension No. 0003-24, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year.

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0018-23, a request to construct a 70-stall off-site parking facility for KART Transit Station in the MX-D Downtown Mixed Use zone district. The project is located at 208, 214, and 216 East Eighth Street, north of Eighth Street, between Harris and Brown Streets (APNs 010-275-009, -010, and 011).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

AGENDA
STAFF REPORT

MEETING DATE: 2/13/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Minutes of the January 23, 2024 Meeting

RECOMMENDATION:

Approve the minutes of the January 23, 2024 meeting.

ATTACHMENTS:
1. 01-23-24 Minutes

Planning Commission Regular Meeting
Minutes
January 23, 2024 5:30 PM
Council Chambers
400 N. Douty St.

AMENDED

ROLL CALL:

Chair DEVINE called the meeting to order at 5:30 p.m.

Present:	Absent:
HAM CURTIS DOUGLAS NORRIS DEVINE	NONE

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Chair DEVINE led the flag salute.

PUBLIC COMMENT:

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None.

ELECTION OF THE 2024 PLANNING COMMISSION CHAIR AND VICE-CHAIR:

City Attorney Mizote provided a review of the elections process. Chair DEVINE invited nominations for Chair. First nomination: Commissioner DOUGLAS nominated Commissioner NORRIS. Second nomination: Commissioner NORRIS nominated Commissioner HAM. Commissioner NORRIS was elected by the following vote:

RESULT:	ELECTION
MOVER:	DOUGLAS
AYES:	DOUGLAS, CURTIS, DEVINE
NAYS:	HAM, NORRIS

Commissioner DEVINE invited nominations for Vice-Chair. First nomination: Commissioner NORRIS nominated Commissioner HAM. Second nomination: Commission CURTIS nominated Commissioner DEVINE. Commissioner HAM was elected by the following vote:

RESULT:	ELECTION
MOVER:	NORRIS
AYES:	NORRIS, HAM, DEVINE
NAYS:	CURTIS, DOUGLAS

Commissioner DEVINE passed the gavel to newly elected Chair NORRIS.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

A. Community Development: Approval of the November 28, 2023 Minutes

Motion to approve the minutes of the November 28, 2023 meeting. Before voting, Commissioner DEVINE asked City Attorney Mizote if he is allowed to vote, even though he was not present at the meeting. Mr. Mizote replied that if he felt that the minutes were an accurate representation of the meeting, then he can vote.

RESULT:	**(UNANIMOUS)**
MOVER:	DOUGLAS
SECONDER:	CURTIS
AYES:	DOUGLAS, CURTIS, HAM, DEVINE, NORRIS

PUBLIC HEARING:

A. Community Development: **Zone Text Amendment No. 2024-01,** a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to comply with free speech requirements and establish new application process.

Chair NORRIS opened the public hearing and called for the staff report. Director Waters presented the staff report recommending approval of Resolution 2024-01, and invited questions of staff.

Commissioner DEVINE formerly served on City Council. At that time, Council did a thorough review of the mural requirements and approval process. He asked if something had changed since then that made these amendments necessary. Director Waters replied that there was most likely new case law that triggered the need to amend our current ordinance. He noted that other cities are making similar changes.

There being no further questions, Chair NORRIS opened Public Comment:

IN FAVOR
Hanford resident, business owner, and Rotary Club member Pauline Hershey spoke in favor of the amendment, noting that Rotary is encouraging use of the arts in the community. Their only concern is that some groups might take advantage of the reduced content restrictions by using murals to promote their political positions or other controversial issues.

OPPOSED
None.

Chair NORRIS closed Public Comment and again invited Commissioners' questions of staff.

Vice-Chair HAM:

1. Will there be any restrictions to the size of the mural application, since the 1:12 scale is mentioned in the guidelines?
   Director Waters: There would not be issues with different sizes.

2. Will there be any color restrictions?
   Director Waters: That would be considered content-based, so there will be no color restrictions.

Motion to adopt Resolution 2024-01, recommending approval of Zone Text Amendment No. 2024-01 to the City Council.

RESULT:	**(UNANIMOUS)**
MOVER:	DEVINE
SECONDER:	DOUGLAS
AYES:	DEVINE, DOUGLAS, CURTIS, HAM, NORRIS

DIRECTOR'S COMMENTS:

Director Waters introduced the new City logo, indicating a sample of it on the PowerPoint slides. He mentioned that the City seal is still used in certain instances.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

Commissioner CURTIS:

1. Could the Commission receive updates on the High Speed Rail (HSR) project?
   Director Waters: The HSR Authority is currently involved in the design process but will reach out with updates to City Council when they have something to report. Planning Commission will be notified of that meeting.
2. Would projects within the six recently annexed Kings County islands come before the Planning Commission?
   Director Waters: Yes.
3. Has there been any progress in preparation of the new Planning Commissioners Handbook?
   Director Waters: Administration is working on that, and they will let us know when it is ready.
4. Is there an update on the project from the August 8, 2023 meeting that was continued to a date not certain (Applicant: Adventist Health, GPA No. 2022-01/RZ No. 2022-01/PUD No. 2022-01/MND No. 2023-93)?
   Director Waters: When revisions are being made on a project, we rely on the developer to notify us when they are ready to move forward.

Commissioner DOUGLAS thanked Commissioner DEVINE for serving as Chair last year and congratulated Commissioner NORRIS on his election to Chair this evening.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 5:59 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 2/13/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Time Extension No. 0003-24, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year.

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-03, approving Time Extension No. 0003-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-03, approving Time Extension No. 0003-24.

PROJECT PROPOSAL

Time Extension No. 0003-24 is a request by Dan Parreira of Lighthouse Fellowship Church to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, in order to extend the expiration of the project and obtain building permits. If approved, the time extension would extend the expiration of the project from February 11, 2024 to February 11, 2025.

Site Plan Review No. 2019-32/Conditional Use Permit No. 2019-06 is attached – **Attachment 1.**

BACKGROUND INFORMATION

Conditional Use Permit No. 2019-06 was a request to develop a religious institution and charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private charter school (future), and sports fields, located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044). The use of a religious institution and associated charter school requires approval of a Conditional Use Permit by the Planning Commission in the MX-C Corridor Mixed Use zone district. Development of the items shown as “future,” including the charter school and sanctuary, will be subject to the site plan review entitlement process.

Conditional Use Permit No. 2019-06 was heard by the Planning Commission as a public hearing item on Tuesday, February 11, 2020. Planning Commission voted 4-0 (3 commissioners absent) to adopt Resolution No. 2020-02, thus approving Conditional Use Permit No. 2019-06.

Figure 1: Land Use (Property outlined in red)

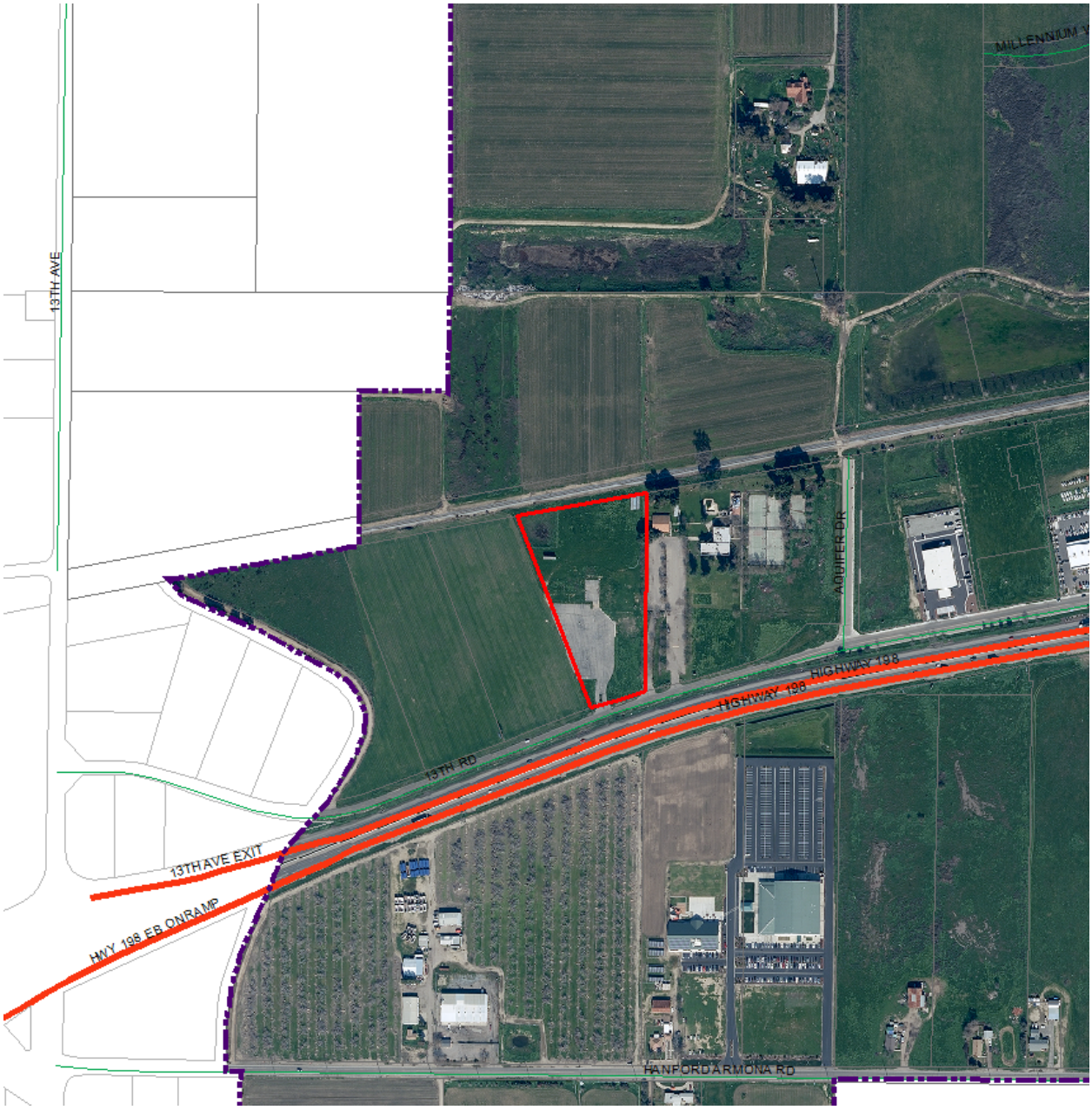


Figure 2: General Plan Designation Corridor Mixed Use (Property outlined in red)

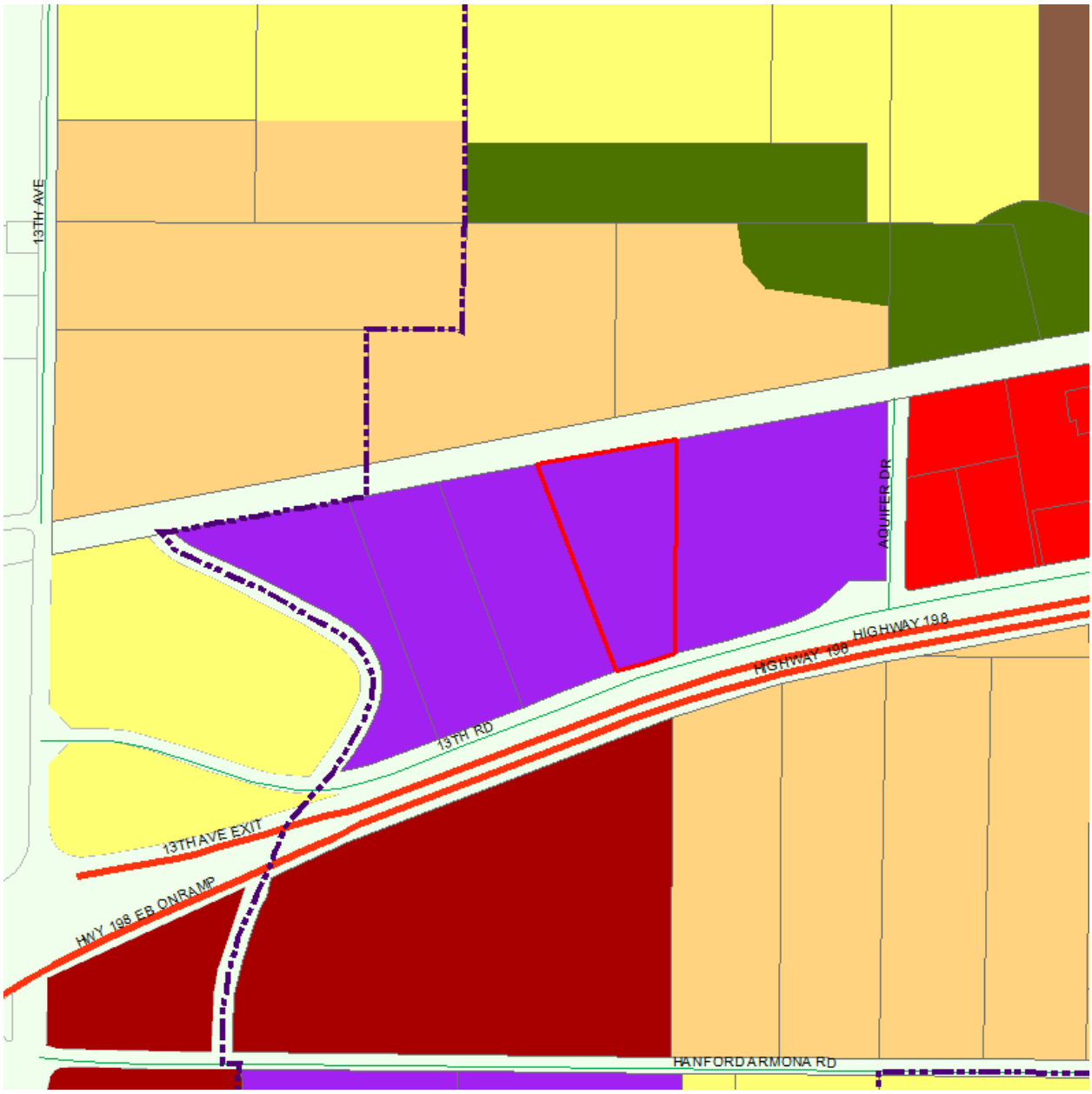
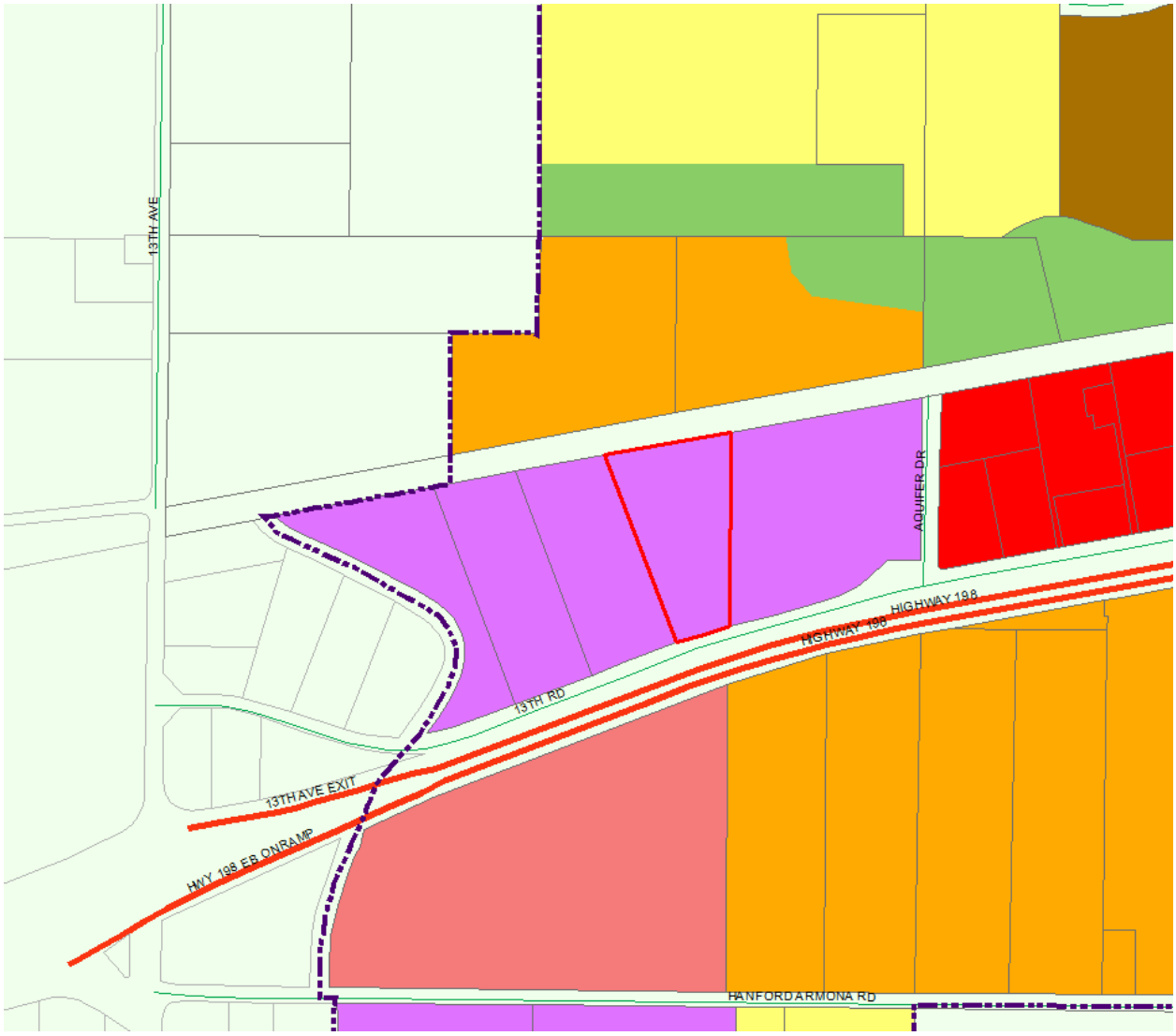


Figure 3: Zoning Designation MX-C Corridor Mixed Use (Property outlined in red)



A full analysis of Conditional Use Permit No. 2019-06 appears in the original Planning Commission staff report – **Attachment 2.**

Resolution No. 2020-02 is attached – **Attachment 3.**

The applicant applied for a one-year time extension before the original expiration date of February 11, 2022. The Planning Commission approved the request, thus extending the expiration of Conditional Use Permit No. 2019-06 to February 11, 2023. Resolution No. 2022-02 is attached – **Attachment 4**.

The applicant applied for an additional one-year time extension before the extended expiration date of February 11, 2023. The Planning Commission approved the request, thus extending the expiration of Conditional Use Permit No. 2019-06 to February 11, 2024. Resolution No. 2023-04 is attached – **Attachment 5**.

PROJECT EVALUATION

Due to the need for additional time to complete site improvement plans, the applicant is requesting a one-year time extension to submit and obtain building permits for the future religious institution and associated charter school. Some documentation has been provided to show progress on this project – **Attachment 6**. The project is still consistent with the current General Plan designation for the site, Corridor Mixed Use, as well as the zoning designation, MX-C Corridor Mixed Use.

In accordance with Section 17.70.250 of the Hanford Municipal Code, prior to the expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration of the permit by one year. The Planning Commission may grant up to a total of three one-year extensions. The map's expiration has previously been extended twice for one year each; therefore, the map is eligible for an additional one-year extension. This is the final extension that may be granted for this Conditional Use Permit.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2020-02 was adopted for the project on February 11, 2020, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

That a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2025.

Applicant/Owner:
Lighthouse Fellowship
223 Florence Drive
Hanford, CA 93230

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
1. Resolution No. 2024-03
2. Attachment 1 - Site Plan Review No. 2019-32
3. Attachment 2 - Staff Report - CUP 2019-06
4. Attachment 3 - Resolution 2020-02 (signed)
5. Attachment 4 - Resolution No. 2022-02 (signed)
6. Attachment 5 - Resolution No. 2023-04 (signed)
7. Attachment 6 - Truss Packet and Layout

RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 0003-24, A REQUEST TO EXTEND THE LIFE OF CONDITIONAL USE PERMIT NO. 2019-06 AND SITE PLAN REVIEW NO. 2019-32 FOR ONE YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 13, 2024, by motion of Commissioner **,** seconded by Commissioner **,** and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 0003-24, filed by Dan Parreira of Lighthouse Fellowship Church, proposing to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

WHEREAS, a time extension was requested by the applicant pursuant to Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, a one-year time extension for this project was granted previously by the Planning Commission to extend the life of the permit from February 11, 2022 to February 11, 2023; and

WHEREAS, an additional one-year time extension for this project was granted previously by the Planning Commission to extend the life of the permit from February 11, 2023 to February 11, 2024; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2020-02; and

THEREFORE, BE IT RESOLVED, that a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2025.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on February 13, 2024 by the following vote:

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

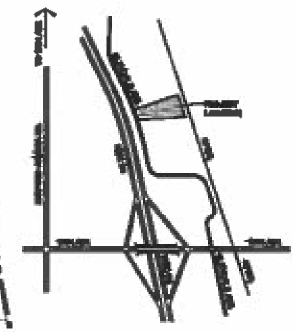
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

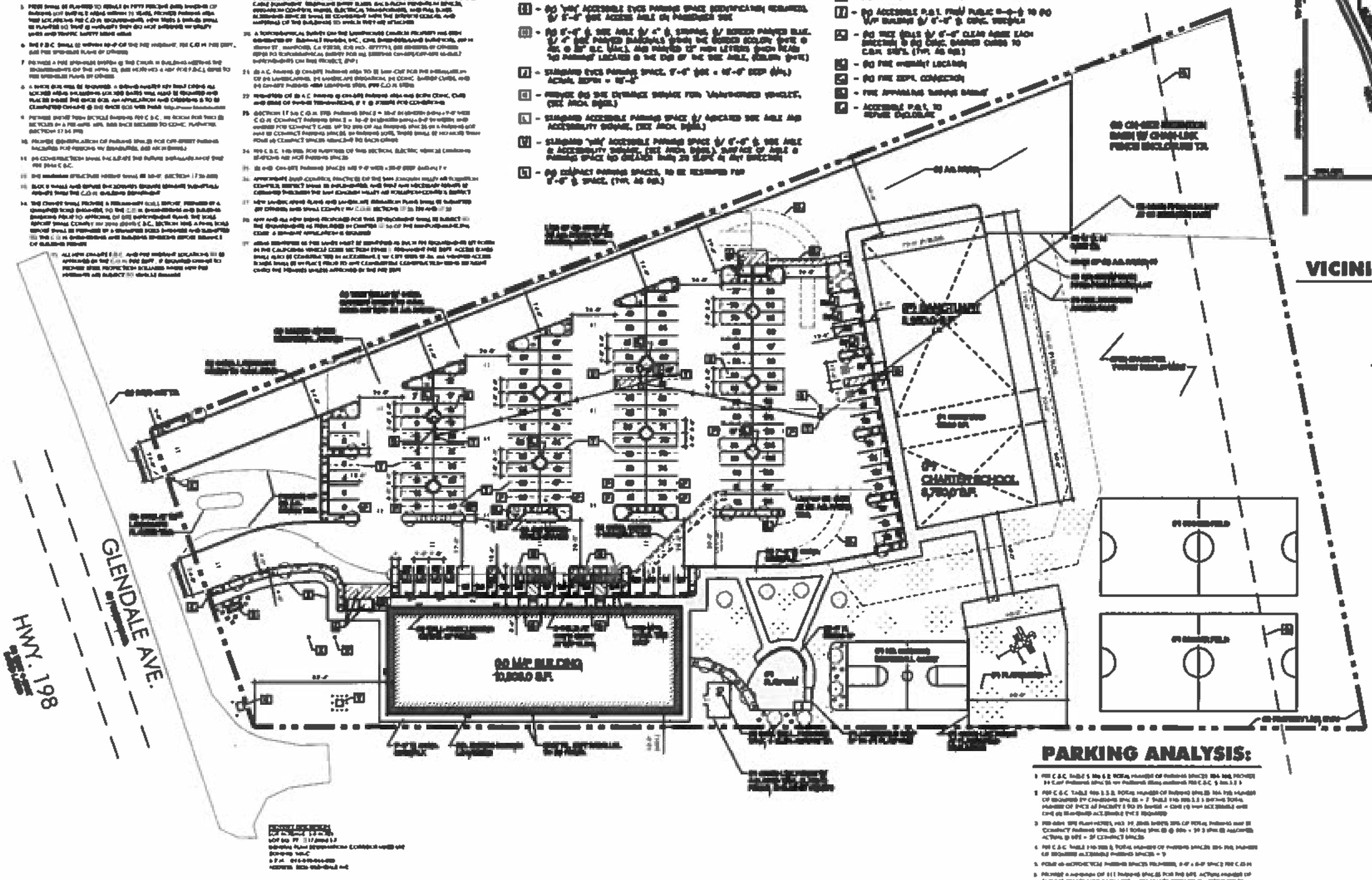
I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13th day of February, 2024.

Jason Waters, Secretary

GENERAL SITE PLAN NOTES:

SITE PLAN KEY NOTES & LEGEND:





PARKING ANALYSIS:

ARCHITECTURAL SITE PLAN

TOWNSEND

THE LIGHTHOUSE CHURCH

2336 Glendale Ave.
HANFORD, CA 93230

REVISION

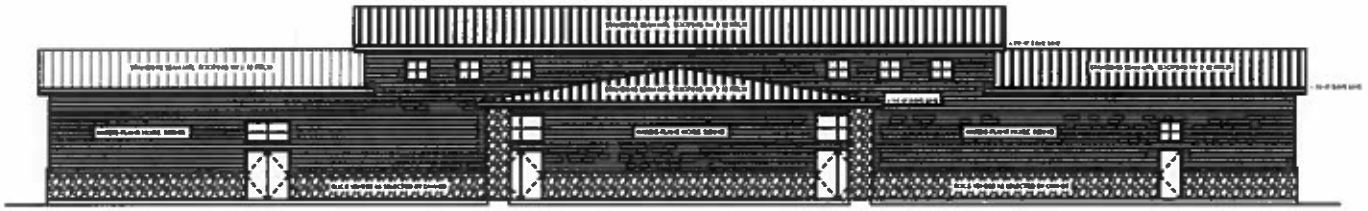
SPR 2019-32 (502-1083)
CUP 2019-06 (508-0213)

ARCHITECTURAL

SITE PLAN

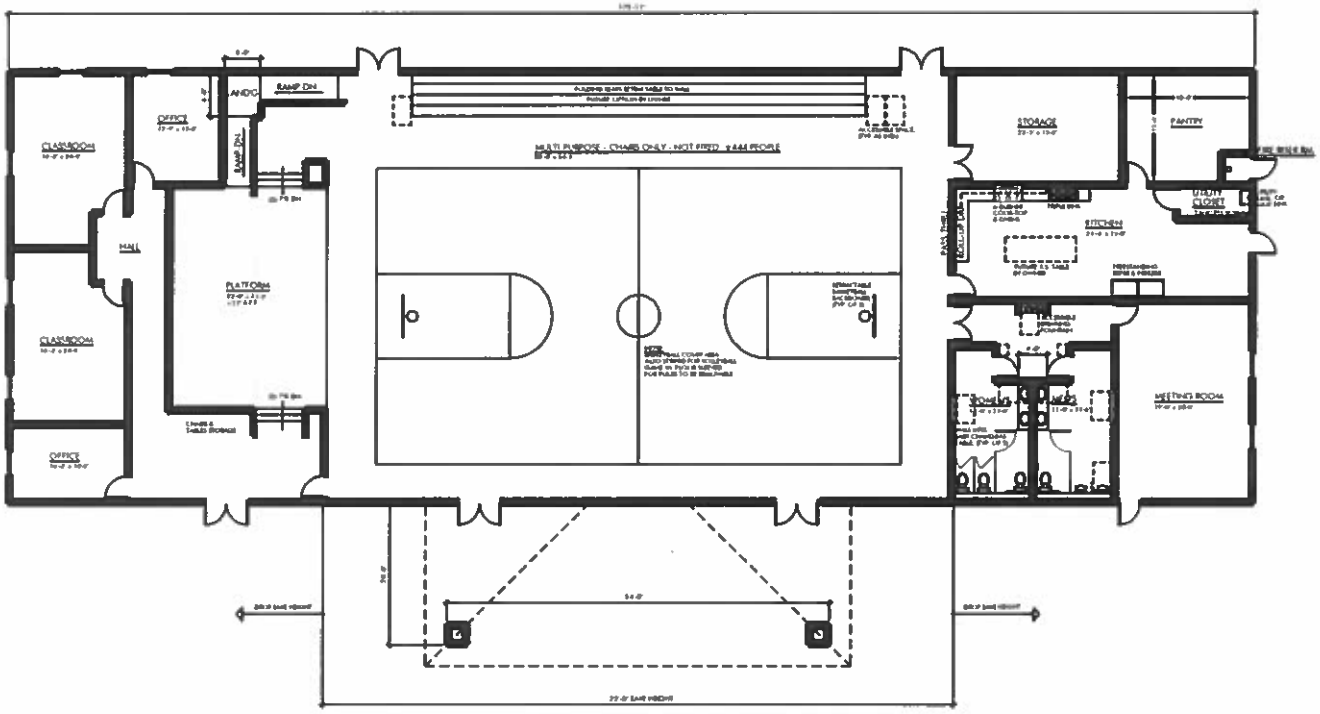
18T30

A-1



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



MULTI-PURPOSE BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:
1. [illegible]
2. [illegible]
3. [illegible]

454 NORTH PROSPECT STREET SUITE 'E'
PORTERVILLE, CA 93257
(559) 782-0000 FAX (559) 781-1310

THE LIGHTHOUSE CHURCH

2336 Glendale Ave.
HANFORD, CA 93230

REVISION

DATE/DESCRIPTION	BY

THESE DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. EXPERIMENT RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED OR OTHERWISE DISCLOSED IN ANY MANNER, PER SE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.

MULTI-PURPOSE FLOOR PLAN &

EXT. ELEVATION

PROJECT NUMBER: 18T30

SHEET: A-2

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 11, 2020

PROJECT: **Conditional Use Permit No. 2019-06,** a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.

2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2020-02 for the project.

2. I move to adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

PROJECT DESCRIPTION

The project is a request by Lighthouse Fellowship Church to develop a religious institution and charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private charter school (future), and sports fields.

Project Location

The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 2019-32 for the project site, proposing to develop the vacant site into a religious institution and future private charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private school (future), and sports fields, **Attachment 1.**

Site Plan Review No. 2019-32 was reviewed by the Site Plan Review Committee for development of the multi-purpose room and associated parking lot. Conditions of approval appear in the approval letter, **Attachment 2.** All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Conditional Use Permit application.

Development of the items shown as “future,” including the charter school and sanctuary, will be subject to the site plan review entitlement process.

Demolition Permit

The site is currently vacant. All structures were removed from the site under Demolition Permit FY19-0009, which was finaled on December 18, 2018. The former use of the site was a religious institution.

BACKGROUND

The site is currently vacant, but was previously utilized as a religious institution.

The property is designated as Corridor Mixed Use by the General Plan and is zoned MX-C Corridor Mixed Use, in accordance with the General Plan Designation for the site.

Figure 1: General Plan Designation
Corridor Mixed Use
(Property outlined in red)

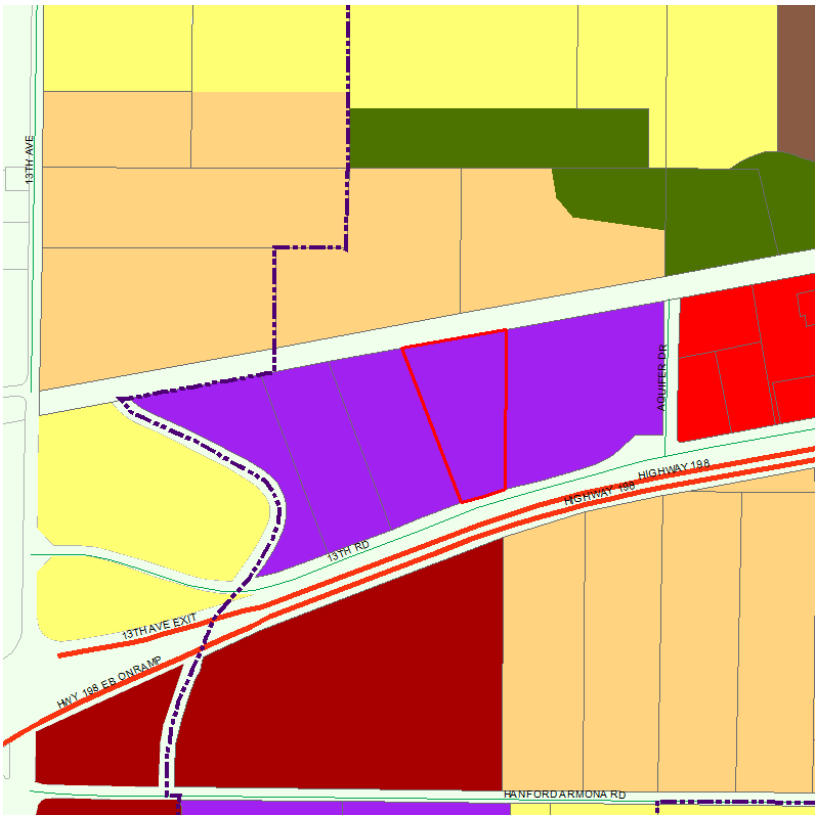


Figure 2: Zoning
MX-C Corridor Mixed Use
(Property outlined in bold)

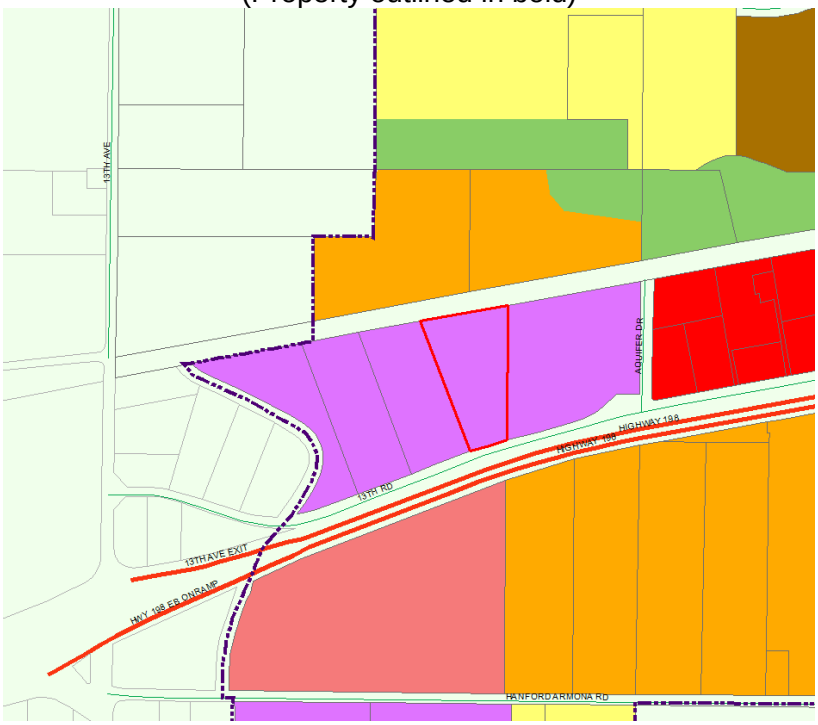
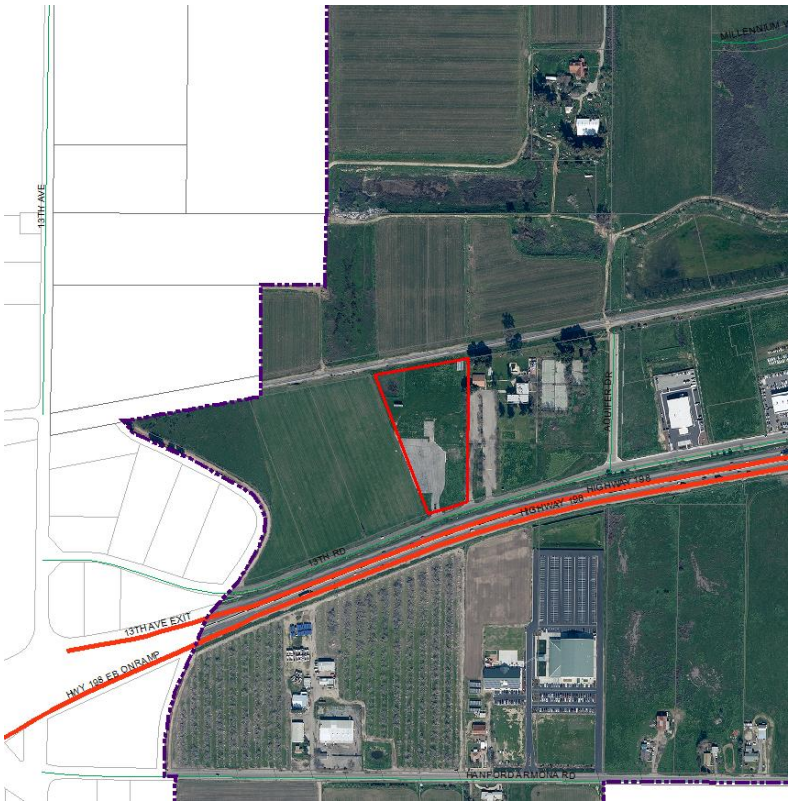


Figure 3: Land Use
(Property outlined in bold)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Corridor Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated charter school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

Zoning Designation

Conditional Use Permit

The applicant seeks to allow a religious institution and associated charter school on a vacant property in the MX-C Corridor Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a religious institution or facility and a charter school are subject to approval of a conditional use permit by the Planning Commission in the MX-C Corridor Mixed Use zone district.

A religious institution or facility means, "a facility used primarily to gather for religious worship and related religious activities."

A charter school (school; charter, trade, vocational, business, or professional) means, "a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, art schools, and automotive repair schools, and similar specialized schools."

Figure 4:
Land Use Tables

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
C10	Religious institution or facility			P			C	C		C	C					
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		

PROJECT EVALUATION

The site has been evaluated below for conformance with the standards of the MX-C Corridor Mixed Use zone district.

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80.

The property is five acres, which exceeds the minimum site area requirement of the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

The minimum lot frontage in the MX-C Corridor Mixed Use zone district shall be 40 feet, unless a reciprocal-use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The property has 195 feet of lot frontage along 13th Road (Glendale Avenue).

17.26.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All

required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.26.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be a minimum of 15 feet. The multi-purpose building is the building closest to the front property line and is setback 83.25 feet off of 13th Road (Glendale Avenue).

The rear and side building setback area may be zero feet, since the rear and side lot lines do not abut a public street, R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district.

All building setback requirements are met for the project. Future development of the remaining parcel will be subject to the building setbacks presented.

17.26.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures proposed on site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district shall be 50 feet. The maximum plate height for the multi-purpose building is 22 feet.

Building elevations have not been submitted for the sanctuary and school, however building height requirements will be enforced during the future review process.

17.26.090 Driveways

Whenever possible, developments in the MX-C Corridor Mixed Use zone district shall share driveways to minimize the number of driveways on public streets.

The applicant proposes to develop two driveways for the property. Two access points were required by the Fire Department to ensure adequate emergency access for the site. The two driveways will be developed to City standards and the location has been approved by the City Engineer.

17.26.100 Off-Street Parking

The applicant proposes 131 parking stalls on site, five of which are ADA-accessible, as shown on Site Plan Review No. 2019-32 (**Attachment 1)**. This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for religious institutions, which requires one space per 50 square feet of floor area used for seating if seats are not fixed, one space per four seats, or one space per eight feet of bench or pew seats.

Calculation:

444 seats ÷ 4 = 111 parking stalls minimum

At this time, enrollment for the future private charter school is undetermined. Parking shall be provided at a ratio of one space per employee for kindergarten to eighth grade, and one space for employee plus one space per 10 students (planned enrollment) for ninth to 12th grade.

There are 20 excess parking stalls provided on site to be utilized by the private school. Future development of the charter school will be subject to the site plan review process. At that time, parking will be evaluated by staff to ensure adequate parking is allocated for the use.

The applicant proposes to apply the provisions of Section 17.54.060 Joint Use of Parking, in order to utilize the parking for the religious intuition for the additional parking required for the charter school.

In accordance with Section 17.54.060 of the Hanford Municipal Code, the Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

a. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

b. the building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

c. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

d. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

Future development of the site must adhere to the requirements of the Hanford Municipal Code pertaining to off-street parking.

17.26.110 Usable open space

In the MX-C Corridor Mixed Use zone district, new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

Lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.

Lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents.

The use of a religious facility with an associated charter school is not considered commercial or residential; therefore, open space is not required. The applicant does provide open space in the form of a basketball court, soccer fields, and a playground.

17.26.120 Landscaping

In the MX-C Corridor Mixed zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

A minimum of 15 feet of landscaping is provided along Glendale Avenue, except where there is a driveway.

17.26.130 Screening, Fences, and Walls

In the MX-C Corridor Mixed use zone district, fences and walls shall be provided for each use in accordance with section 17.50.120. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, O-R, PF, AP, O-R, or CO zone district. The property backs up to the railroad and on the other side of the rail road is R-M zone district. According to the definitions of the Hanford Municipal Code, abut means, “two or more parcels sharing a common boundary at least at one point.” The MX-C zoned property does not share a common boundary with the R-M zoned property; therefore, a block wall is not required.

17.26.140 Signs

Signs placed in the MX-C Corridor Mixed use zone district shall be subject to the requirements and standards prescribed in Chapter 17.56.

Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

All signage requires a separate application.

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure. The only outdoor actives taking place on site would be utilization of the sports fields and playground equipment, which is consistent with the purposes of the Municipal Code.

The MX-C Corridor Mixed Use zone district shall be designed to provide and encourage walking, within the commercial uses and between the commercial uses and the residential uses within the MX-C Corridor Mixed Use zone district and nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot-wide pedestrian path of travel between site entrances and the public sidewalk. There is adequate pedestrian connectivity on site and to the public sidewalk. The surrounding area has not been developed, yet. Future development will be required to provide sidewalks along the public street to enhance walkability.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2019-06

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the proposed development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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;

   ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

   A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's

request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

4. There will not be significant effects upon the quality of the environment and natural resources;

   ANALYSIS: That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared.

5. 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 the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

ENVIRONMENTAL ASSESSMENT

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation. Comments were received from the following agencies:

1. Consultation from Michael Wilson with AT&T (Received October 28, 2019).

2. Consultation from Michael Hawkins with Kings County Public Works (Received November 5, 2019; updated January 7, 2020).

3. Consultation from Robert Gilles with the San Joaquin Valley Air Pollution Control District (Received November 7, 2019).

Responses to comments are addressed within the initial study and are as follows:

AT&T

Consultation was received from Michael Wilson with AT&T on October 28, 2019, providing the following," existing copper telephone feed will be abandoned, developer to provide conduit for fiber line extension, developer to contact AT&T during design phase for point of feed and telco requirements. Feed from east (towards car lot)."

Analysis: Staff has passed on AT&T's comment to the applicant to encourage consultation.

Kings County Public Works

On November 5, 2019, the City received pre-consultation from Michael Hawkins with Kings County Public Works, stating, "1.) Please provide a traffic impact report for the intersection of Glendale and 13th Avenue. 2.) How many vehicles are expected daily and at what time of day?"

Staff Analysis: City staff alerted the applicant that a traffic study was required and that Kings County Public Works had requested additional information regarding trip counts.

On January 7, 2020, a follow-up consultation was received stating that, although a traffic study had been required, based on additional information provided by the developer, the study was deemed unnecessary and that the County would no longer require a traffic study or further trip count information.

The City of Hanford Engineering Division concurred that a traffic study should not be required for the project

Pre-Consultation – San Joaquin Valley Air Pollution Control District

The following comments were received from the SJVAPCD:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (Sox), 15 tons per year of particulate matter of 10 microns or less in size(PM10), or 15 tons per year of particulate matter of 2.5 microns per year or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criterial pollutant emissions significance thresholds.

2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) as it will receive a project-level discretionary approval from a public agency and will exceed 9,000 square feet of educational space. When subject to the rule, and Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

   The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at:

http://valleyair.org/ISR/ISRHome.htm. The AIA application form can be found online at: http://www.valleyair.org/ISR/ISRFormsAndApplications.htm.

3. Regulation VIII (Fugitive PM10 Prohibitions) - the Project will be subject to Regulation VIII. You are required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.

4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on th District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.

5. The District recommends that a copy of the District's comments be provided to the Project proponent."

Analysis:

The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality though design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit.

The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.

A copy of the District's comments has been provided to the Project proponent. The Project proponent has been encouraged to contact the Air District's small Business Assistance Office to identify other rules and regulations the project may be subject to.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on January 17, 2020. Comments were received from the following agencies:

1. Kings County Rural Transit

2. San Joaquin Valley Air Pollution Control District

Kings Area Rural Transit (KART) – Attachment 3

On February 3, 2020 the City received consultation from Mark Pedreiro with Kings County Public Works, stating, "KART would like consideration for a bus stop area. Please consider a bus pullout

or bus bay for safe pick up of passengers from facilities – need ADA-accessible path-of-travel from bus stop to facilities."

Staff Analysis: A condition of approval has been added to the resolution requiring the applicant to coordinate with KART to determine a feasible bus stop location.

San Joaquin Valley Air Pollution Control District – Attachment 4

Consultation was received from Robert Gilles with the San Joaquin Valley Air Pollution Control District on February 5, 2020, providing the following, "The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Initial Study/Mitigated Negative Declaration (IS/MND), the proposed Project consists of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. the IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the Hanford City Council on April 15, 2017, and a Statement of Overriding Considerations was adopted which included Air Quality (cumulative). The District previously commented on Early Consultation, Conditional Use Permit No. 2019-06 (CEQA Reference No. 20191258).

The District offers the following additional comment:

Mitigation Measure MM Air Quality 3 states: "The project is subject to District Rule 9510…" "The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit."

The District offers the following clarification on when an AIA is required to be submitted to the District. Per District Rule 9510 Section 5.0, "Any applicant subject to this rule shall submit an Air Impact Assessment (AIA) application no later than applying for a final discretionary approval with the public agency." In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510."

Staff Analysis: The consultation letter was forwarded to the project proponent encouraging to contact the District to file an AIA as soon as possible.

ENVIRONMENTAL ASSESSMENT

That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared (**Attachment 5**).

PUBLIC COMMENT

A Notice of Public Hearing and notice of intent to adopt a mitigated negative declaration for the project was noticed in the local newspaper on January 17, 2020 and mailed to property owners within 300 feet of the project site on January 16, 2020. No comments have been received, as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.

2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

Applicant:
Townsend Architectural Group
484 N. Prospect
Porterville, CA 93257

Owner:
Lighthouse Fellowship
223 Florence Drive
Hanford, CA 9230

RESOLUTION NO. 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PLANNING COMMISSION PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-06, A REQUEST TO DEVELOP A RELIGIOUS INSTITUTION AND ASSCOAITED CHARTER SCHOOL IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2020, on motion of Commissioner PADEN, seconded by Commissioner PERICO, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-32, attached as **Exhibit A**; and

WHEREAS, all conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B,** shall also become conditions of approval for Conditional Use Permit No. 2019-06; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-02, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit C,** and certifies that Mitigated Negative Declaration No. 2020-02 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the proposed development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district.

The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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;

   ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

   A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That in accordance with California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared.

5. 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 the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2019-06 shall be approved, subject to the conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B,** and the mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and the following conditions:

1. That future development of the sanctuary and charter school, shown as "future" on Site Plan Review No. 2019-32, are subject to the site plan review entitlement process.

2. That the applicant contact Mark Pedreiro with Kings Area Rural Transit at (559)852-2624 or mark.pedreiro@co.kings.ca.us to determine a feasible bus stop location for the site.

3. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

4. That the construction firm receive a cultural presentation by Santa Rosa Rancheria prior to ground disturbing activities.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES:	Commissioners PADEN, PERICO, SNOW, DOUGLAS
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners GALVAN, KEMP VAN EE, SANCHEZ

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 11th day of February 2020.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2019-32

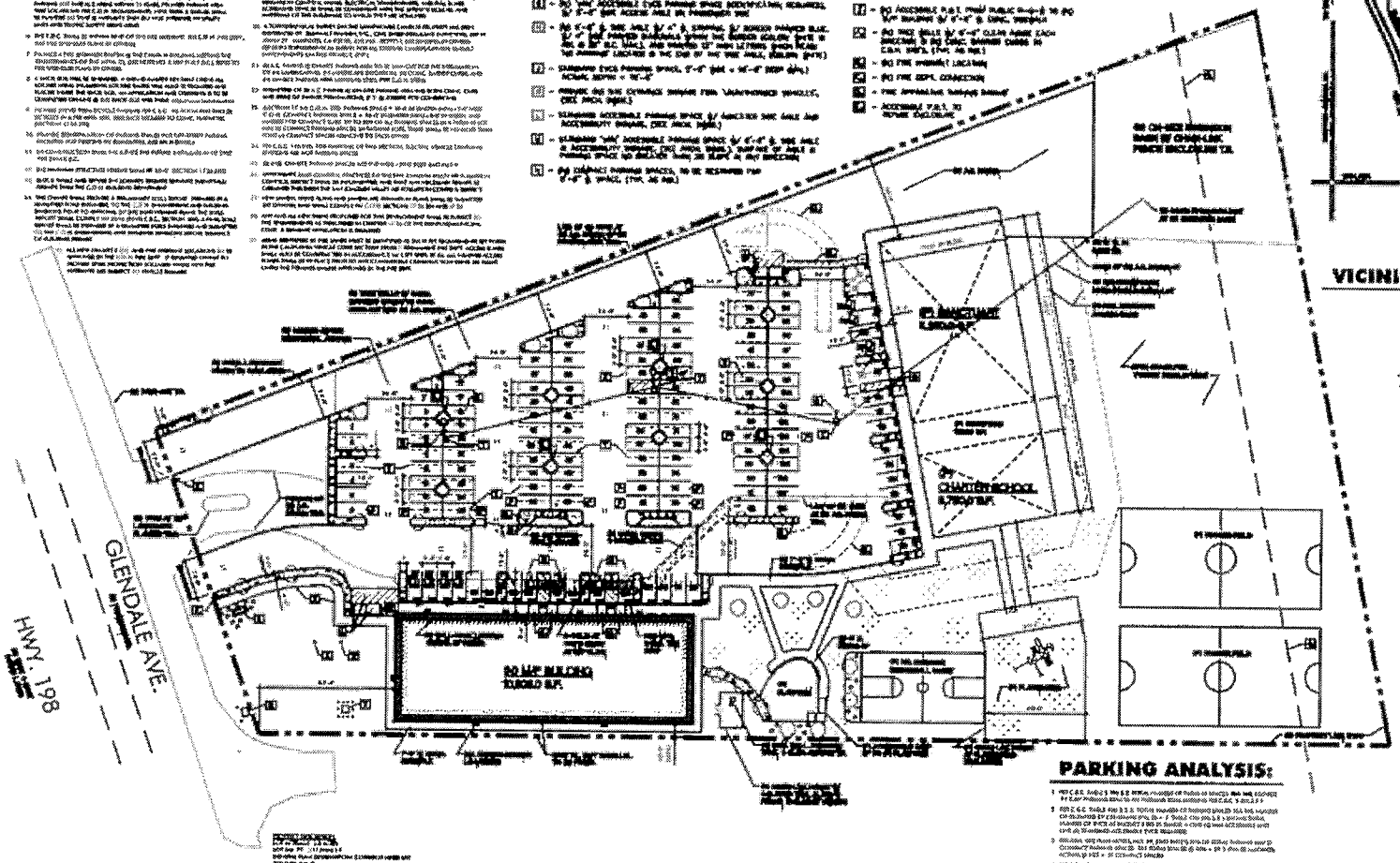
Exhibit B
SPR 2019-32 Conditions of Approval

Exhibit C
Mitigation Monitoring and Reporting Program

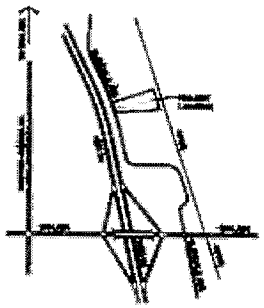
Exhibit A
Site Plan No. 2019-32

GENERAL SITE PLAN NOTES:

SITE PLAN KEY NOTES & LEGEND:



ARCHITECTURAL SITE PLAN



VICINITY MAP

TOWNSEND

THE LIGHTHOUSE CHURCH

2336 Glendale Ave.
HANFORD, CA 93230

REVISION

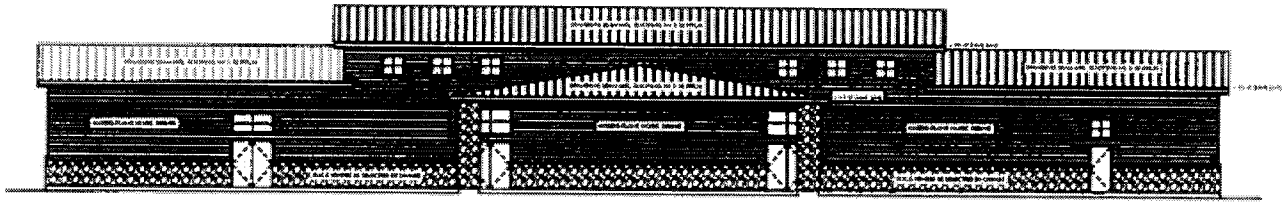
SPR 2019-32 (502-1083)
CUP 2019-06 (508-0213)

ARCHITECTURAL

SITE PLAN

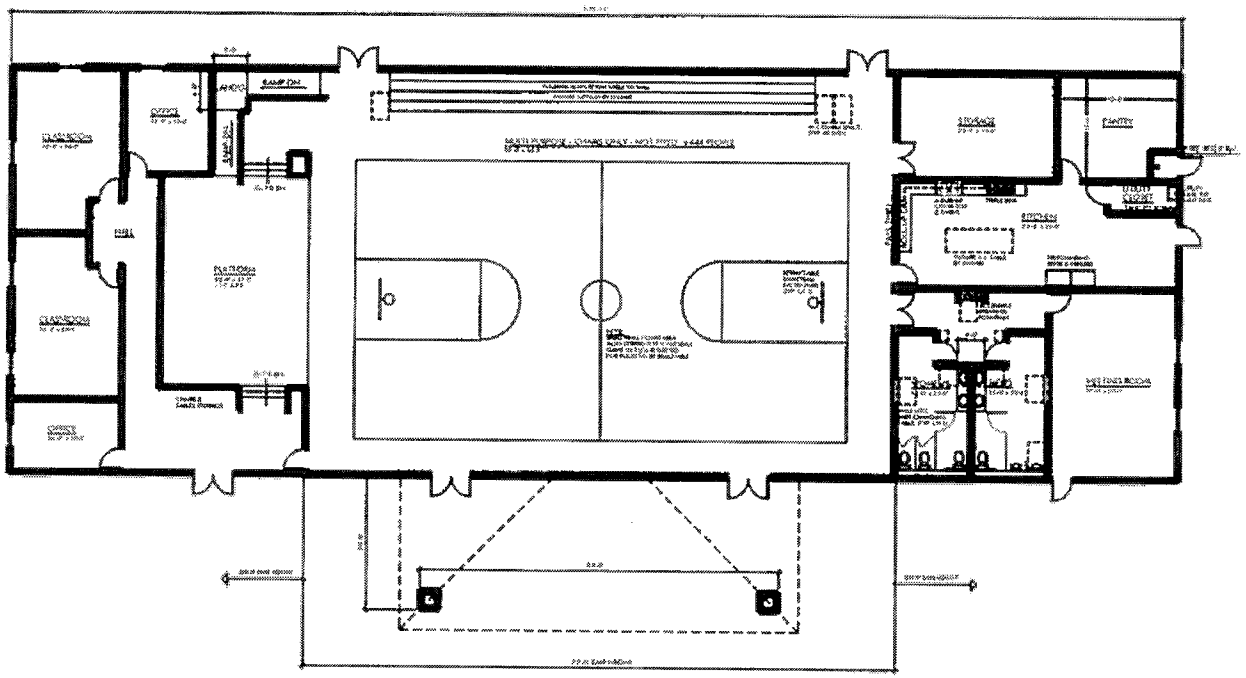
18T30

A-1



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



MULTI-PURPOSE BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

[illegible]
PORTERVILLE, CA 93257
[illegible]

THE LIGHTHOUSE CHURCH

2236 Glendale Ave.
HANFORD, CA 93230

REVISION

MULTI-PURPOSE FLOOR PLAN & EXT. ELEVATION

18T30

A-2

Exhibit B
SPR 2019-32 Conditions of Approval

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
JOHN DRAXLER
VICE-MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORENSEN
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: February 7, 2020

PROJECT: Site Plan Review 2019-32 (502-1083) REV. 1

APPLICANT: Townsend Architectural Group

LOCATION: 12634 13th Road (APN 011-010-044)

PROPOSAL: New religious institution

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 28, 2019

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☒ Your Plans must be reviewed by:

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission **CUP**
- ☐ Parks and Recreation Commission

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

February 7, 2020
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.080). **Exemption No. 2020-06**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2019-32 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 2, 2019
SITE PLAN NUMBER: SPR 2019-32 (502-1083); CUP 2019-06 (508-0213) REV. 1
CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Corridor Mixed Use

Zoning: MX-C

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

- Conditional Use Permit

Notes:

- Future charter school and sanctuary will need additional parking (potential to allow joint parking) and be evaluated under a future site plan review
- Initial study required – submit environmental fee $1,450 (City of Hanford)
    - $2,354.75 and $105 (payable to Kings County)

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-32 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas (Section 17.26.060)

☒ That the appropriate setbacks be maintained, as follows:

- ☒ The front building setback shall be 15 feet.
- ☒ The rear building setback may be zero.
- ☒ The side building setback may be zero.
- ☐ The street side building setback shall be 15 feet.

Distances Between Structures (Section 17.26.060)

☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures (Section 17.26.080)

☒ That the maximum structure height shall be 50 feet.

Off Street Parking: (Section 17.54).

☒ That a minimum of 111 parking spaces shall be provided for the site, five of which are ADA-accessible, based on the ratio for religious institutions or facilities, one stall per four seats:

Calculation:

444 seats ÷ 4 = 111 parking stalls minimum

- **Potential for joint parking use for the sanctuary and charter school use. See Section 17.54.060 of the Hanford Municipal Code.**

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☐ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls.

Usable Open Space: (Section 17.26.110).

☐ That new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

Signage: (Section 17.56).

☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Landscaping: (Section 17.26.120 and 17.52).

☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.26.130)

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.

Dust Control:

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2019-032(502-1083) Church Complex
8-28-19
2336 Glendale

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 6 complete sets of Drawings, unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
      4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.******

   4.3 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen. (Submittals after Dec 31,2019 will be under the 2019 codes).

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That separate water, sewer, electrical and gas services be provided to each building.

14. That the address will be 2336 Glendale

15. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2016 (2019) California Building Code, Section 1803.

16. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-32 CUP 2019-06 (502-0213)

Date: 8/20/19

Project #: 502-1083 The Lighthouse Church 12634 13th Rd.

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at bfarr@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
   - ☒ NFPA 13 System per CFC 903.3.1.1
   - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
   - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☒ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
   - At least one man door shall be provided - only exterior door(s) are allowed,
   - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
   - One-hour rated construction,
   - Fire sprinkler head coverage required,
   - Normal and emergency back-up lighting shall be installed inside the fire riser room,
   - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
   - For existing buildings: please contact the fire department for requirements.

8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☒ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project:

14. ☒ Fire hydrant spacing shall be as follows:

    a. **Residential development**: one hydrant shall be installed at 500 foot intervals.
    b. **Commercial development**: one hydrant shall be installed at 300 foot intervals.
    c. Or as required by Appendix C of the California Fire Code

15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.

17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☐ Existing access roads are sufficient.

19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.

Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):

a. 20 feet 1 inch inside turning radius (inside rear wheel)
b. 36 feet 3 inch curb to curb (outside front wheel)
c. 44 feet 6 inch outside radius (outside front bumper)
d. 50 feet outside radius (outside of bucket)

21. ☒ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.

c. Access roads 32 feet in width or more: No fire lanes required.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:

a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.

b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.

c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4-inch numbers,
- Buildings 20-ft. or less from the street: 6-inch numbers,
- Buildings 21- to 40-ft. from the street: 8 inch numbers,
- Buildings more than 40-ft. from street: 12 inch numbers.

28. ☒ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood***. Contact the fire department for submittal information.

29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and

combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ ***Combustible high-piled storage over 12 feet requires a separate fire department review and permit.*** Contact the fire department for further information.

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That a minimum 12 inch diameter water main and appurtenances shall be extended from the intersection of Glendale Avenue and Aquifer Avenue to the western limits of the development. Improvements shall conform to the City's water master plan. (Unless development can be served from the drilling of a domestic well.)

3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.

4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.

5. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.

Mike Cosenza — 2/25/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

6. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

7. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

7. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. Development is not currently served by sewer. If sewer is not extended to this development, development may install a septic system sized per the California Plumbing Code.

Mike Cosenza 2/25/19
UTILITIES SUPERINTENDENT (559) 585-2564 DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

John Doyel — 11/04/19

Utilities and Engineering Director (559) 585-2571 — DATE

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

5. That the basin shown on the site plan be designed per City of Hanford Standards, but be maintained privately by the developer.

Street Construction:

1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width.

2. That street lights shall be installed along the development frontage in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Curb, Gutter, and Sidewalk Requirements:

1. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.

Drive Approach Requirements:

John Doyel — 11/04/19
Utilities and Engineering Director (559) 585-2571 — DATE

1. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 10,803 sf – Commercial – Site Area: 5.00 Acres)**

A. That the development is subject to a **$39,283.23 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$14,473.86 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$15,866.37 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$0.00 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$6,986.30 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$4,401.14 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$4,426.98 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$4,800.05 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

John Doyel — 11/04/19
Utilities and Engineering Director (559) 585-2571 — DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service**.

Jason Ridgeway — 11/04/19

REFUSE SUPERINTENDENT (559) 585-2569 — DATE

Exhibit C
Mitigation Monitoring and Reporting Program

Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32
Mitigation Measures
Mitigated Negative Declaration 2020-02

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AIR QUALITY			
MM Air Quality 1:	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf.	Developer

	violation?	Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1:	That the project may	That the development of the project complies with the applicable General	City of Hanford

	expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Plan policies, as well as the California Building Code.	must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study

	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the Project could create a significant hazard to the public or	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer

	the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extend feasible.	Residents and developer; Police to enforce
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce

PUBLIC SERVICES			
MM Public Services 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)	That the development of the project will be subject to Park Impact Fees.	Developer to pay
TRANSPORTATION/TRAFFIC			

MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 3	The project may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or	Conditions of the development include: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the	City to require; developer to provide

	incompatible uses (e.g., farm equipment)?	Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage. 3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statures related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste, including: 1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments. 2. Payment of Refuse impact fees.	City to require; developer to provide

RESOLUTION NO. 2022-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2022-01, A REQUEST TO EXTEND THE LIFE OF CONDITIONAL USE PERMIT NO. 2019-06 AND SITE PLAN REVIEW NO. 2019-32 FOR ONE YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 8, 2022, by motion of Commissioner DEVINE, seconded by Commissioner PADEN, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2022-01, filed by Lighthouse Fellowship Church, proposing to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

WHEREAS, a time extension was requested by the applicant pursuant to Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2020-02; and

THEREFORE, BE IT RESOLVED, that a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2023.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on February 8, 2022 by the following vote:

AYES:	Commissioners DEVINE, PADEN, DOUGLAS, SANCHEZ
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Mary E. Beatie**, Interim Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of February, 2022.

Mary E. Beatie, Interim Secretary

RESOLUTION NO. 2023-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2023-01, A REQUEST TO EXTEND THE LIFE OF CONDITIONAL USE PERMIT NO. 2019-06 AND SITE PLAN REVIEW NO. 2019-32 FOR ONE YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 24, 2023, by motion of Commissioner HAM, seconded by Commissioner DEVINE, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2023-01, filed by Lighthouse Fellowship Church, proposing to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

WHEREAS, a time extension was requested by the applicant pursuant to Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, a one-year time extension for this project was granted previously by the Planning Commission to extend the life of the permit from February 11, 2022 to February 11, 2023; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2020-02; and

THEREFORE, BE IT RESOLVED, that a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2024.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on January 24, 2023 by the following vote:

AYES:	Commissioners HAM, DEVINE, NORRIS, DOUGLAS
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners SANCHEZ

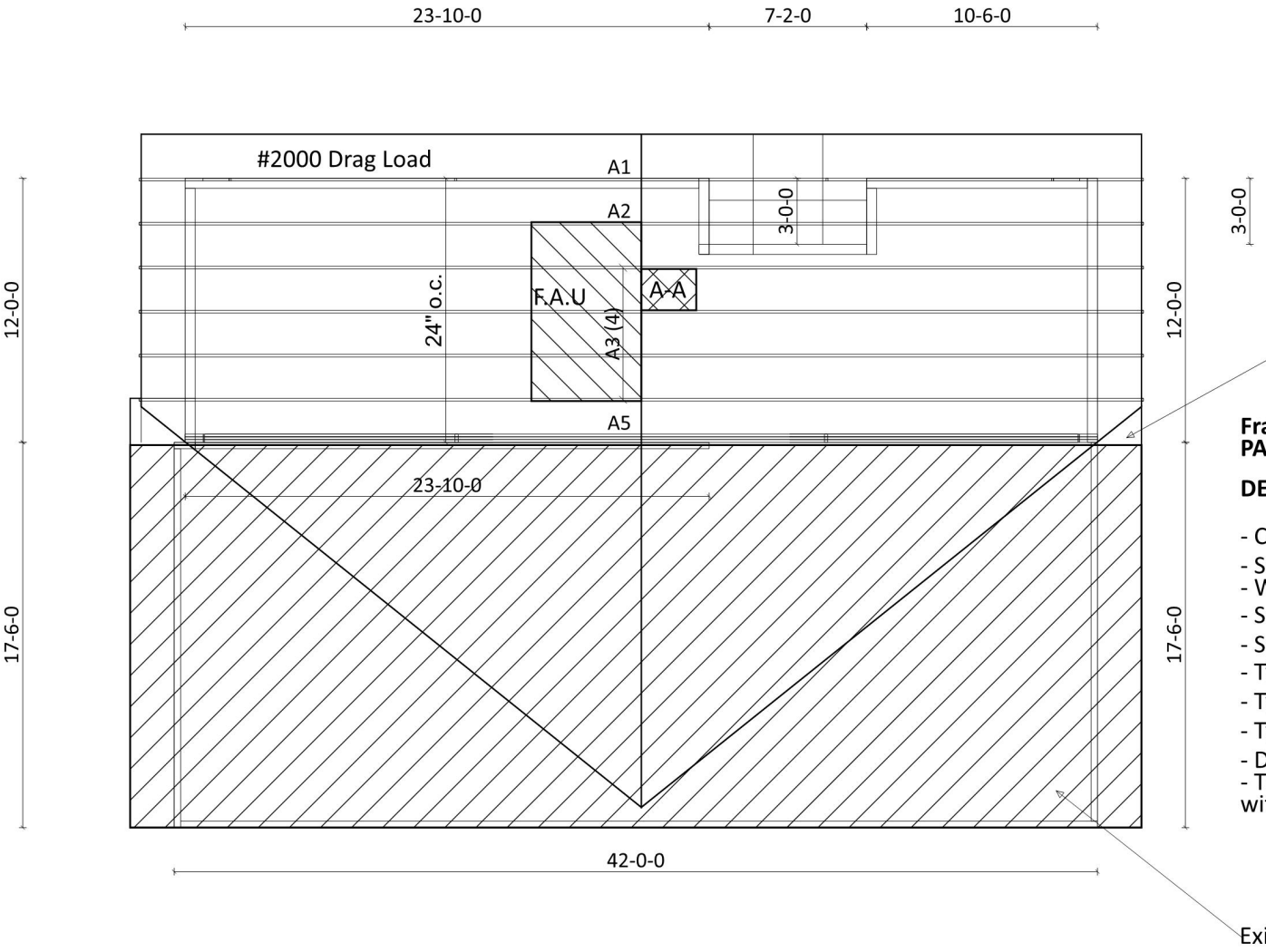
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 24th day of January, 2023.

Jason Waters, Secretary

Plan Layout Report

Project P-300 EDISON DR | **Plan/Elevation** New/A | **Customer** Francsico Ventura



Francsico Ventura - Edidson Dr
PACIFIC TRUSS & SUPPLY

DESIGN INFORMATION

- Code IBC2021/ASCE7-16/TPI-2014
- Standard loads: 20-17-0-10 (sheet S1.3)
- Wind speed: 110 mph, Exp C
- Snow: N/A
- Spacing: 24" o.c. (U.N.O.)
- Typ. Roof pitch: 4/12
- Typ. Heel Height: Nom2x4 (U.N.O.)
- Typ. Overhang: N/A (U.N.O.)
- Dimensions to outside of building (UNO)
- Trusses may be shifted in field as req'd without exceeding max truss spacing

Pacific Truss and Supply
461 S. Main Street
Porterville,California 93257

Ph:559.854.7520

Job Site:

Francsico Ventura
1015 EDISON DR

HANFORD, California

Elevation Notes:

Alt View

Alt View

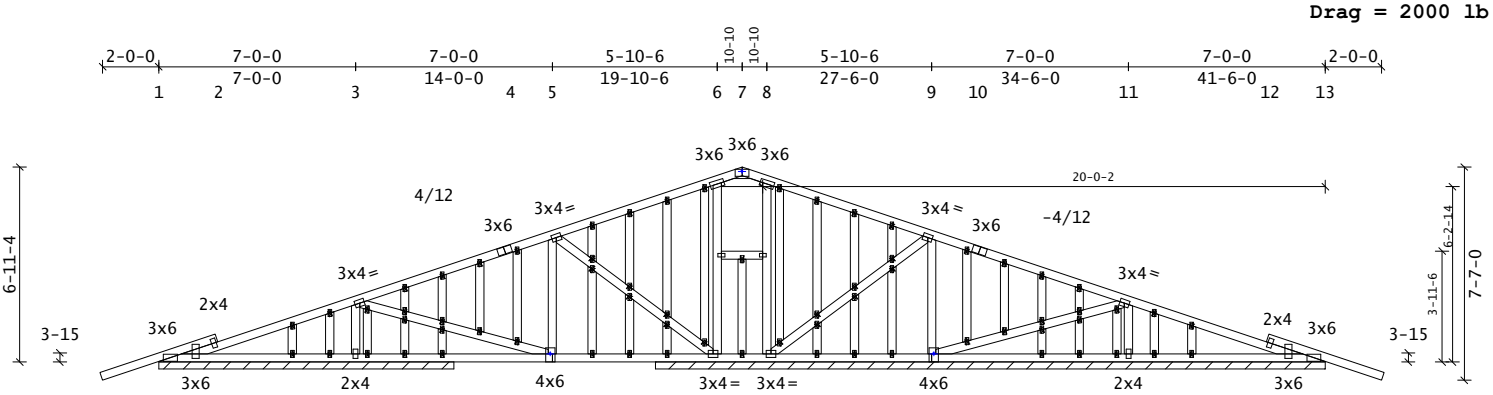
P-300 - EDISON DR | **Qty: 1** | **Truss: A1**

Customer: Francsico Ventura

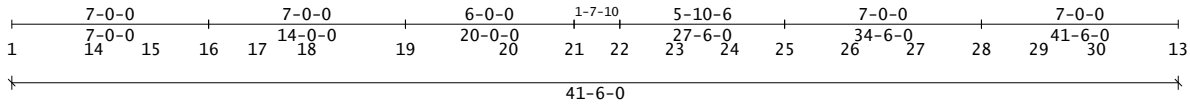
SID: 0002554940
TID: 212039
Date: 11 / 17 / 23
Page: 1 of 1

Truss Mfr. Contact: Desiree Luna

Drag = 2000 lb



Typical plate: 1.5x3



Truss Weight = 317.9 lb

```
Code/Design: IBC-2021/TPI-2014
PSF  Live  Dead        Dur Factors
TC   20.0  17.0      Live  Wind  Snow
BC    0.0  10.0  Lum 1.25  1.60   N/A
Total      47.0  Plt 1.25  1.60   N/A
Spacing:  2-00-00 o.c.   Plies: 1
Repetitive Member Increase: Yes
Green Lumber: Yes  Wet Service:  No
Fab Tolerance:  20% Creep (Kcr) = 3.0
OH Soffit Load:  2.0 psf
```

```
-----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = N/A
Risk Cat: II  Terrain Cat: C
Roof Exposure: Sheltered
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin):  No
Unbalanced Snow Loads:      No
Rain Surcharge: No Ice Dam Chk: No
```

```
----------Wind Load Specs----------
ASCE7-16  Wind Speed(V) = 110 mph
Risk Cat: II  Exposure Cat: C
Bldg Dims: L =  42.0 ft  B =  29.5 ft
M.R.H(h) =  15.0 ft  Kzt = 1.0
Bldg Enclosure: Partially Enclosed
Wind DL(psf): TC = 10.2 BC =  6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 3-00-00
```

```
-------Additional Design Checks------
10 psf Non-Concurrent BCLL:       Yes
20 psf BC Limited Storage:        Yes
200 lb BC Accessible Ceiling:     Yes
300 lb TC Maintenance Load:       Yes
2000 lb TC Safe Load:             No
Unbalanced TCLL:                  Yes
```

Material Summary

```
UTC     2x4   DFL  #2
LTC     2x4   DFL  #2
TC      2x4   DFL  #2
BC      2x4   DFL  #2
Webs    2x4   DFL  Std/Stud
```

Member Forces Summary

```
Max CSI in TC PANEL   3 -  4   0.59
Max CSI in BC PANEL  19 - 20   0.17
Max CSI in Web        1 -  1   0.69
```

...Mem...	Ten	Comp	.CSI.
TC OH- 1	94	0	0.69
1- 3	1134	1152	0.54
3- 4	672	898	0.59
4- 5	683	841	0.53
5- 6	563	341	0.54
6- 7	250	121	0.32
7- 8	266	139	0.31
8- 9	584	362	0.55
9-10	703	599	0.55
10-11	685	634	0.58
11-13	734	743	0.53
13-OH	94	0	0.69
BC 1-14	496	475	0.07
13-30	850	836	0.12
14-15	676	655	0.09
15-16	823	802	0.11
16-17	823	802	0.11
17-18	823	802	0.15
18-19	823	802	0.15
19-20	951	761	0.17
20-21	951	761	0.17
21-22	765	970	0.09
22-23	910	962	0.12
23-24	910	962	0.12
24-25	910	962	0.12
25-26	1202	1188	0.16
26-27	1199	1185	0.16
27-28	524	510	0.07
28-29	570	556	0.08
29-30	850	836	0.11
Web 3-16	185	628	0.11
3-19	707	531	0.49
5-19	217	161	0.06
5-21	195	589	0.55
6-21	150	417	0.30
8-22	149	407	0.29
9-22	465	656	0.61
9-25	387	595	0.21
11-25	360	429	0.40
11-28	123	457	0.08

Reaction Summary

```
--------------Reaction Summary(Lbs)----------------
Jnt  --X-Loc- React -Up- --Width- -Reqd   -Mat  PSI
 16   7-00-00   693  163 10-06-00
 21  19-10-06   732  108 23-10-00
 22  21-07-10   596  168 23-10-00
 25  27-06-00   542  245 23-10-00
 28  34-06-00   501   87 23-10-00
Reactions not shown: down < 400 and up < 150
---- Reaction Summary (plf) -----
Jnt-Jnt       React -Up- --Width-
  1- 18          61    0 10-06-00  (reduced)
 20- 13          22    0 23-10-00  (reduced)
Max Horiz =    -58 /    +58 at Joint   1
Max Horiz =    -58 /    +58 at Joint   1
```

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [20-09-00] using a 1.00 Full and 0.00 Reduced load factor.
This truss has been designed for a 2000.0 lb Drag Load distributed along the top chord rake in each direction and resisted along the bottom chord by shear walls:
Shear Wall 1 : 0 to 4-00-00; Shear Wall 2 : 17-08-00 to 21-08-00; Shear Wall 3 : 32-00-00 to 36-00-00

20.0 psf Live load has been reduced for pitch(R2= 1.00) to (20.0 psf) (allowed by the selected code)

See Loadcase Report for loading combinations and additional details.

Notes

Tooth-Holding green lumber factor applied: 0.80
Gable webs are attached with min. 1x3 20 ga.plates. The max.rake overhang = 1/2 the truss spacing. If this truss is exposed to wind loads perpendicular to the plane of the truss, it must be braced according to a standard detail matching the wind criteria shown, or according to the Construction Documents and/or BCSI - B3.
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Use 1.5x3 min. plates or adequate staples (by others) for non-structural vertical members indicated with lines at the joint.
Lumber and plating have been applied symmetrically.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/999(-0.01)	18-19
Vert DL	L/240	L/999(-0.01)	19-20
Vert CR	L/180	L/999(-0.02)	19-20
Horz LL	0.75in	(0.03)	@Jt13
Horz CR	1.25in	(0.03)	@Jt13
Ohng CR	2L/180	2L/537(-0.09)	1- 1
Ohng CR	2L/180	2L/537(-0.09)	13-13

Bracing Data Summary

```
------------Bracing Data------------
Chords; continuous except where shown
Web Bracing -- None
```

Plate offsets (X, Y):

(None unless indicated below)
Jnt7(0,-00-10), Jnt19(0,-00-08), Jnt25(0,-00-08)

2023-11-16

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

SIMPSON Strong-Tie

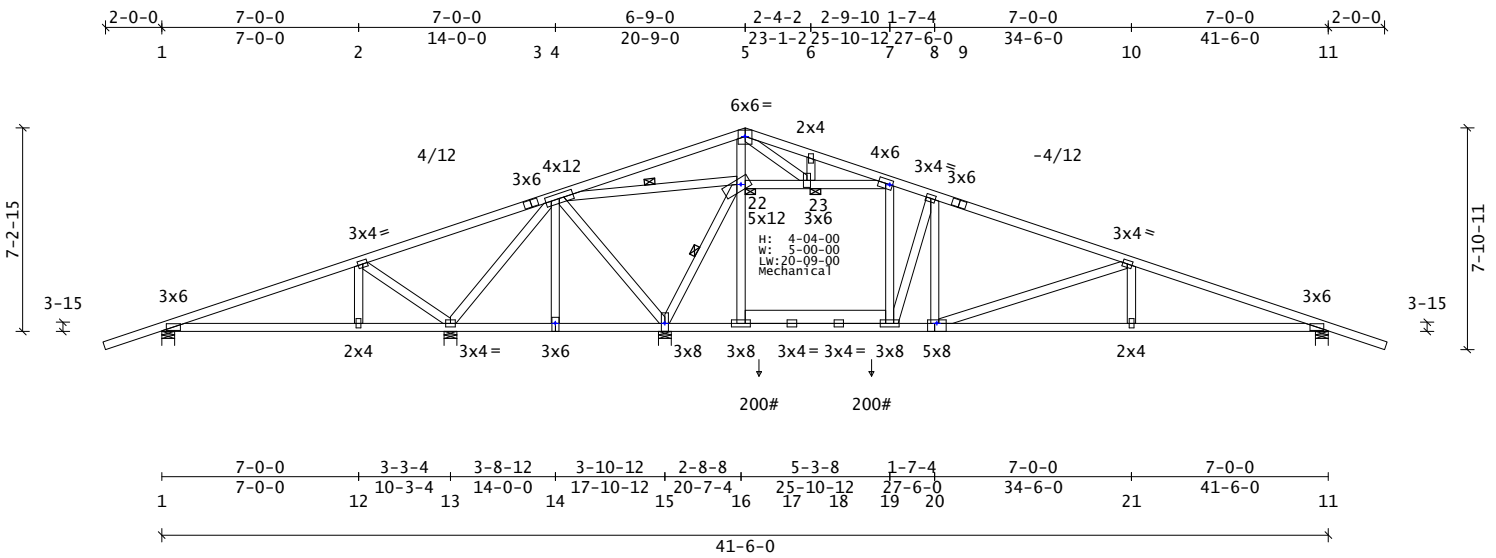
Component Solutions
Truss Studio V
2023.7.1.3

P-300 - EDISON DR | **Qty: 1** | **Truss: A2**

Customer: Francsico Ventura

SID: 0002554941
TID: 212039
Date: 11 / 17 / 23
Page: 1 of 1

Truss Mfr. Contact: Desiree Luna



Truss Weight = 247.1 lb

```
Code/Design: IBC-2021/TPI-2014
PSF  Live  Dead        Dur Factors
TC   20.0  17.0      Live  Wind  Snow
BC    0.0  10.0  Lum 1.25  1.60   N/A
Total      47.0  Plt 1.25  1.60   N/A
Spacing:  2-00-00 o.c.   Plies: 1
Repetitive Member Increase: Yes
Green Lumber: Yes  Wet Service:  No
Fab Tolerance:  20% Creep (Kcr) = 3.0
OH Soffit Load:  2.0 psf
```

```
-----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = N/A
Risk Cat: II  Terrain Cat: C
Roof Exposure: Sheltered
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin):  No
Unbalanced Snow Loads:      No
Rain Surcharge: No Ice Dam Chk: No
```

```
----------Wind Load Specs----------
ASCE7-16  Wind Speed(V) = 110 mph
Risk Cat: II  Exposure Cat: C
Bldg Dims: L =  42.0 ft  B =  29.5 ft
M.R.H(h) =  15.0 ft  Kzt = 1.0
Bldg Enclosure: Partially Enclosed
Wind DL(psf): TC = 10.2 BC =  6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 3-00-00
```

```
-------Additional Design Checks------
10 psf Non-Concurrent BCLL:       Yes
20 psf BC Limited Storage:        Yes
200 lb BC Accessible Ceiling:     Yes
300 lb TC Maintenance Load:       Yes
2000 lb TC Safe Load:             No
Unbalanced TCLL:                  Yes
```

Material Summary

TC	2x4	DFL	#2
	2x4	DFL	#1B 3-5
BC	2x4	DFL	#2
Webs	2x4	DFL	Std/Stud
SC	2x6	DFL	#2
TB	2x4	DFL	Std/Stud

Member Forces Summary

Max CSI in TC PANEL	4 - 5	0.81
Max CSI in BC PANEL	20 - 21	0.64
Max CSI in Web	20 - 10	0.98

...Mem...	Ten	Comp	.CSI.
TC OH- 1	94	0	0.60
1- 2	80	417	0.61
2- 3	447	0	0.65
3- 4	468	0	0.58
4- 5	2565	2	0.81
5- 6	1864	0	0.54
6- 7	1896	0	0.65
7- 8	91	761	0.64
8- 9	78	969	0.64
9-10	72	1112	0.63
10-11	138	2121	0.67
11-OH	94	0	0.60
BC 1-12	337	21	0.44
11-21	1950	44	0.58
12-13	337	21	0.40
13-14	96	544	0.15
14-15	96	544	0.15
15-16	494	0	0.21
16-17	628	0	0.29
17-18	709	0	0.31
18-19	744	0	0.29
19-20	976	0	0.53
20-21	1950	44	0.64
Web 2-12	271	0	0.10
2-13	133	779	0.25
4-13	450	85	0.16
4-14	227	0	0.08
4-15	111	302	0.20
4-22	117	1803	0.45
5-22	151	2083	0.61
5-23	753	117	0.28
6-23	77	321	0.05
7-19	1106	0	0.41
7-23	15	2349	0.40
8-19	118	1014	0.45
8-20	545	0	0.20
10-20	163	1028	0.98
10-21	283	0	0.10

...Mem...	Ten	Comp	.CSI.
15-22	0	2620	0.60
16-17	0	119	0.26
16-22	419	0	0.60
17-18	0	200	0.31
18-19	0	235	0.30
22-23	104	2929	0.50

Reaction Summary

----------Reaction Summary(Lbs)----------

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	02-12	579	43	05-08	01-08	DFL	625
13	10-03-04	554	83	05-08	01-08	DFL	667
15	17-10-12	2588	0	05-08	02-09	DFL	667
11	41-03-04	1144	21	05-08	01-08	DFL	625

Max Horiz = -58 / +58 at Joint 1

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [20-09-00] using a 1.00 Full and 0.00 Reduced load factor.
Attic space centered at 23-03-00 meets deflection criteria L/360.

Designed for a mechanical unit dead load of 200 lb centered at 23-03-00, applied as two point loads to the BC separated by 4-00-00.
20.0 psf Live load has been reduced for pitch(R2= 1.00) to (20.0 psf) (allowed by the selected code)
See Loadcase Report for loading combinations and additional details.

Notes

Tooth-Holding green lumber factor applied: 0.80
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.
This truss is not symmetric - proper orientation is critical.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/999(-0.12)	19-20
Vert DL	L/240	L/999(-0.24)	20-21
Vert CR	L/180	L/473(-0.59)	20-21
Horz LL	0.75in	(0.02)	@Jt11
Horz CR	1.25in	(0.09)	@Jt11
Ohng CR	2L/180	2L/537(-0.09)	1- 1
Ohng CR	2L/180	2L/537(-0.09)	11-11

Bracing Data Summary

----------Bracing Data----------
Chords; continuous except where shown
Attic tie beam (TB) & walls; bracing indicated or rigid sheathing.
----------Purlins----------

	---oc---	--From--	---To---	#Bays
TB	2-06-00	20-09-00	25-09-00	2

------- Web Bracing -- CLR ----------
Single: 4-22 15-22 22-23 23- 7
Single: Joint 22
Continuous Restraint Bracing Req'd
See BCSI-B3 3.0

Plate offsets (X, Y):

(None unless indicated below)
Jnt5(0,-00-05), Jnt7(-01-13,00-07), Jnt14(0,-00-08), Jnt15(0,00-08), Jnt20(0,-01-00), Jnt22(-01-12,-00-15)

2023-11-16

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

SIMPSON Strong-Tie

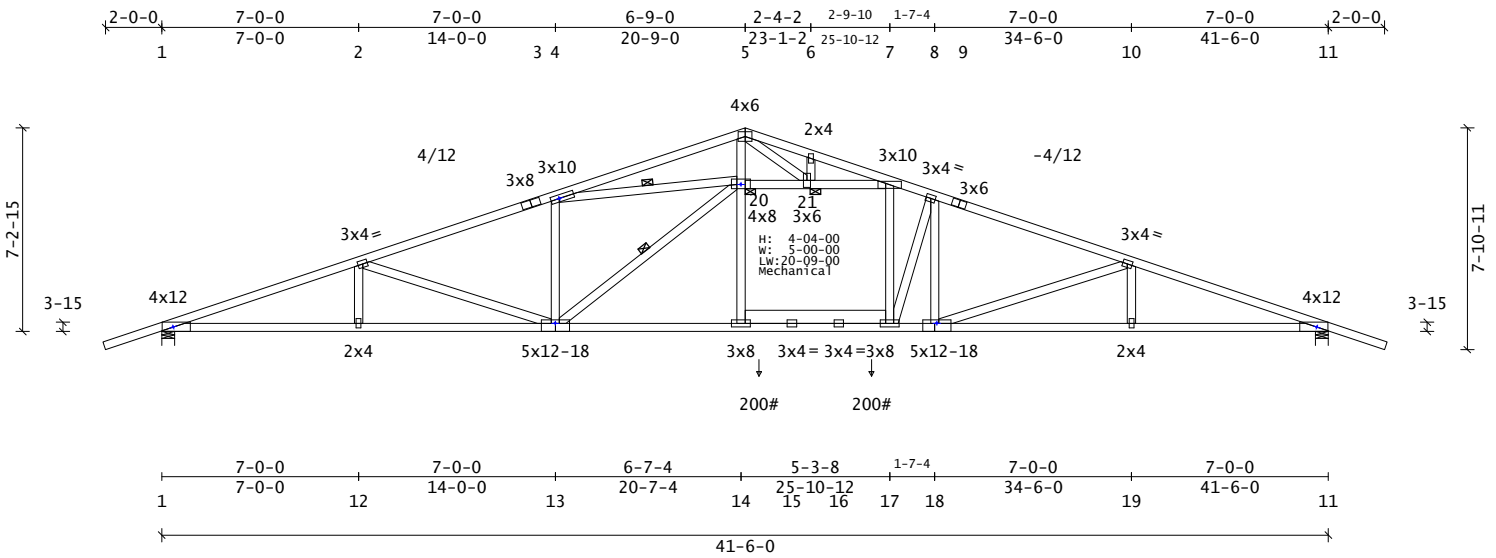
Component Solutions
Truss Studio V
2023.7.1.3

P-300 - EDISON DR | **Qty: 4** | **Truss: A3**

Customer: Francsico Ventura

SID: 0002554942
TID: 212039
Date: 11 / 17 / 23
Page: 1 of 1

Truss Mfr. Contact: Desiree Luna



Truss Weight = 246.7 lb

```
Code/Design: IBC-2021/TPI-2014
PSF  Live  Dead        Dur Factors
TC   20.0  17.0      Live  Wind  Snow
BC    0.0  10.0  Lum 1.25  1.60   N/A
Total      47.0  Plt 1.25  1.60   N/A
Spacing:  2-00-00 o.c.   Plies: 1
Repetitive Member Increase: Yes
Green Lumber: Yes  Wet Service:  No
Fab Tolerance:  20% Creep (Kcr) = 3.0
OH Soffit Load:  2.0 psf
```

```
-----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = N/A
Risk Cat: II  Terrain Cat: C
Roof Exposure: Sheltered
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin):  No
Unbalanced Snow Loads:      No
Rain Surcharge: No Ice Dam Chk: No
```

```
----------Wind Load Specs----------
ASCE7-16  Wind Speed(V) = 110 mph
Risk Cat: II  Exposure Cat: C
Bldg Dims: L =  42.0 ft  B =  29.5 ft
M.R.H(h) =  15.0 ft  Kzt = 1.0
Bldg Enclosure: Partially Enclosed
Wind DL(psf): TC = 10.2 BC =  6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 3-00-00
```

```
-------Additional Design Checks------
10 psf Non-Concurrent BCLL:       Yes
20 psf BC Limited Storage:        Yes
200 lb BC Accessible Ceiling:     Yes
300 lb TC Maintenance Load:       Yes
2000 lb TC Safe Load:             No
Unbalanced TCLL:                  Yes
```

Material Summary

TC	2x4	DFL	#1B
	2x4	DFL	#2 5-9
BC	2x4	DFL	#1B
	2x4	DFL	#2 13-18
Webs	2x4	DFL	Std/Stud
SC	2x6	DFL	#2
TB	2x4	DFL	Std/Stud

Member Forces Summary

Max CSI in TC PANEL	10 - 11	0.99
Max CSI in BC PANEL	19 - 11	0.87
Max CSI in Web	18 - 10	0.86

...Mem...	Ten	Comp	.CSI.
TC OH- 1	94	0	0.45
1- 2	293	5489	0.93
2- 3	243	4653	0.83
3- 4	249	4510	0.96
4- 5	154	1640	0.56
5- 6	209	1693	0.28
6- 7	172	1737	0.29
7- 8	168	4467	0.68
8- 9	154	4634	0.91
9-10	148	4778	0.86
10-11	209	5647	0.99
11-OH	94	0	0.45
BC 1-12	5132	198	0.84
11-19	5283	112	0.87
12-13	5132	198	0.77
13-14	4161	0	0.84
14-15	3932	0	0.77
15-16	3977	0	0.78
16-17	4042	0	0.76
17-18	4457	0	0.84
18-19	5283	112	0.79
Web 2-12	246	0	0.09
2-13	143	847	0.81
4-13	469	0	0.17
4-20	229	3104	0.80
5-20	568	0	0.41
5-21	465	110	0.17
6-21	73	198	0.03
7-17	1022	0	0.37
7-21	28	2706	0.58
8-17	114	848	0.37
8-18	468	0	0.17
10-18	161	899	0.86
10-19	248	0	0.09
13-20	582	301	0.21
14-15	242	10	0.34
14-20	435	0	0.45
15-16	204	20	0.37
16-17	167	11	0.35
20-21	111	2992	0.65

Reaction Summary

```
--------------Reaction Summary(Lbs)----------------
Jnt  --X-Loc- React -Up- --Width- -Reqd   -Mat  PSI
  1     02-12  2289    0    05-08 02-01    DFL  737
 11  41-03-04  2338    0    05-08 02-02    DFL  737
Max Horiz =    -58 /    +58 at Joint   1
```

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [20-09-00] using a 1.00 Full and 0.00 Reduced load factor.
Attic space centered at 23-03-00 meets deflection criteria L/360.

Designed for a mechanical unit dead load of 200 lb centered at 23-03-00, applied as two point loads to the BC separated by 4-00-00.
20.0 psf Live load has been reduced for pitch(R2= 1.00) to (20.0 psf) (allowed by the selected code)

See Loadcase Report for loading combinations and additional details.

Notes

Tooth-Holding green lumber factor applied: 0.80
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.
This truss is not symmetric - proper orientation is critical.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/999(-0.33)	14-17
Vert DL	L/240	L/851(-0.58)	18-19
Vert CR	L/180	L/333(-1.48)	18-19
Horz LL	0.75in	(0.11)	@Jt11
Horz CR	1.25in	(0.48)	@Jt11
Ohng CR	2L/180	2L/605(-0.08)	1- 1
Ohng CR	2L/180	2L/605(-0.08)	11-11

Bracing Data Summary

```
------------Bracing Data------------
Chords; continuous except where shown
Attic tie beam (TB) & walls; bracing
indicated or rigid sheathing.
-------------Purlins------------
     ---oc---  --From--  ---To--- #Bays
TB    2-06-00  20-09-00  25-09-00   2
------- Web Bracing -- CLR -----------
Single:   13-20  4-20 20-21 21- 7
Single:   Joint 20
Continuous Restraint Bracing Req'd
See BCSI-B3 3.0
```

Plate offsets (X, Y):

(None unless indicated below)
Jnt1(01-05,00-02), Jnt4(01-04,00-07), Jnt11(-01-05,00-02), Jnt13(0,-01-00), Jnt18(0,-01-00), Jnt20(0,00-04)

2023-11-16

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

SIMPSON Strong-Tie

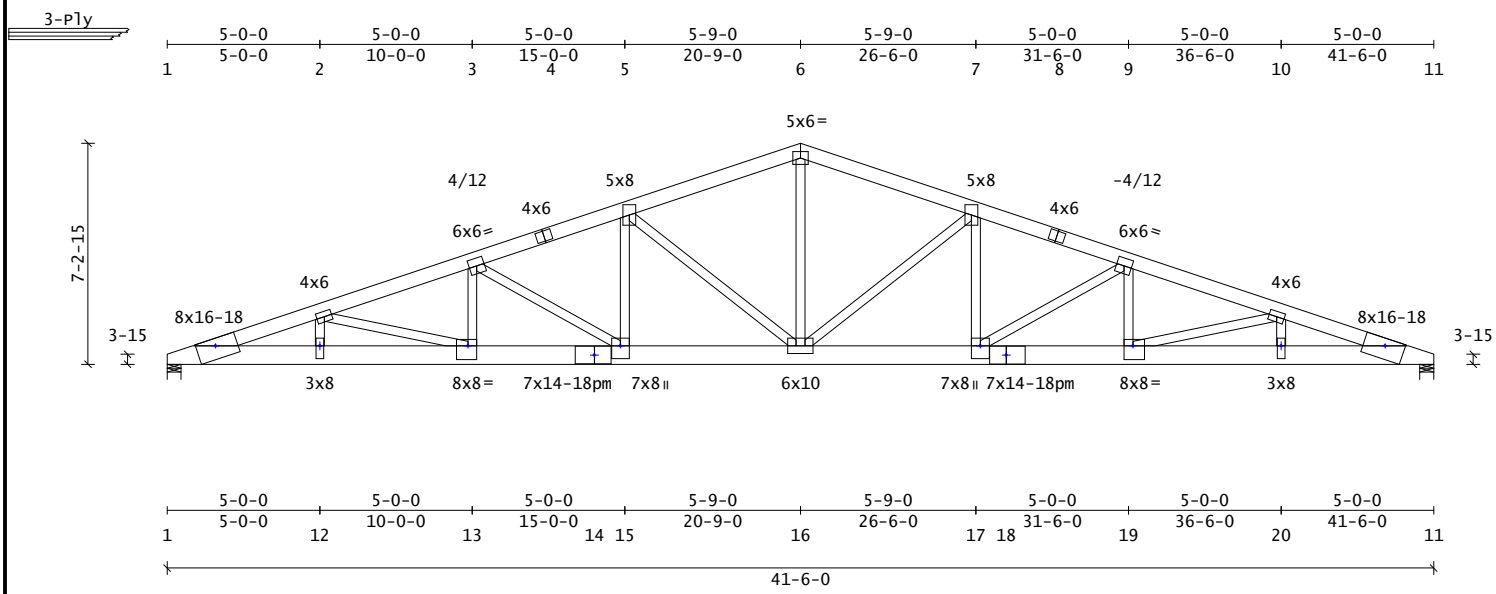
Component Solutions
Truss Studio V
2023.7.1.3

P-300 - EDISON DR | **Qty: 1** | **Truss: A5**

Customer: Francsico Ventura

SID: 0002554943
TID: 212039
Date: 11 / 16 / 23
Page: 1 of 1

Truss Mfr. Contact: Desiree Luna



Truss Weight = 1057.1 lb

```
Code/Design: IBC-2021/TPI-2014
PSF  Live  Dead        Dur Factors
TC   20.0  17.0      Live  Wind  Snow
BC    0.0  10.0  Lum 1.25  1.60   N/A
Total      47.0  Plt 1.25  1.60   N/A
Spacing:  2-00-00 o.c.   Plies: 3
Repetitive Member Increase: Yes
Green Lumber: Yes  Wet Service:  No
Fab Tolerance:  20% Creep (Kcr) = 3.0
OH Soffit Load:  2.0 psf
```

```
-----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = N/A
Risk Cat: II  Terrain Cat: C
Roof Exposure: Sheltered
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin):  No
Unbalanced Snow Loads:      No
Rain Surcharge: No Ice Dam Chk: No
```

```
----------Wind Load Specs----------
ASCE7-16  Wind Speed(V) = 110 mph
Risk Cat: II  Exposure Cat: C
Bldg Dims: L =  42.0 ft  B =  29.5 ft
M.R.H(h) =  15.0 ft  Kzt = 1.0
Bldg Enclosure: Partially Enclosed
Wind DL(psf): TC = 10.2 BC =  6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 3-00-00
```

```
-------Additional Design Checks------
10 psf Non-Concurrent BCLL:       Yes
20 psf BC Limited Storage:        Yes
200 lb BC Accessible Ceiling:     Yes
300 lb TC Maintenance Load:       Yes
2000 lb TC Safe Load:             No
Unbalanced TCLL:                  Yes
```

Material Summary

```
TC      2x6   DFL  #2
BC      2x8   DFL  SS
Webs    2x4   DFL  Std/Stud
        2x4   DFL  #2 15-5 17-7
```

Member Forces Summary

```
Max CSI in TC PANEL   1 -  2   0.87
Max CSI in BC PANEL   1 - 12   0.97
Max CSI in Web       16 -  6   0.85

...Mem...   Ten     Comp     .CSI.
TC   1- 2  1047    33838     0.87
     2- 3   844    26805     0.57
     3- 4   619    19219     0.24
     4- 5   628    19191     0.25
     5- 6   406    11496     0.12
     6- 7   406    11498     0.11
     7- 8   403    11842     0.11
     8- 9   395    11869     0.11
     9-10   405    12431     0.14
    10-11   402    12735     0.17
BC   1-12 32187      978     0.97
    11-20 12084      364     0.33
    12-13 32187      978     0.92
    13-14 25438      756     0.65
    14-15 25438      756     0.59
    15-16 18203      521     0.46
    16-17 11224      308     0.26
    17-18 11781      339     0.25
    18-19 11781      339     0.25
    19-20 12084      364     0.32
Web  2-12  3850       91     0.47
     2-13   231     7029     0.45
     3-13  6611      174     0.81
     3-15   277     8525     0.57
     5-15  8382      230     0.49
     5-16   316     9516     0.77
     6-16  6946      208     0.85
     7-16   427      505     0.04
     7-17   384      128     0.02
     9-17   228      661     0.04
     9-19   333       25     0.04
    10-19   266      520     0.03
    10-20   175        0     0.02
```

Reaction Summary

```
--------------Reaction Summary(Lbs)----------------
Jnt  --X-Loc- React -Up- --Width- -Reqd   -Mat  PSI
  1     02-12 12459  381    05-08 04-07    DFL  625
 11  41-03-04  4021  123    05-08 01-08    DFL  625
Max Horiz =    -62 /    +62 at Joint   1
```

Loads Summary

```
Girder designed to carry:
Face    X-Start   X-End   Where   Span(S)   Span(E) Pitch ExPSF:LL/DL
Front         0  41-06-00  TTBB   2-00-00   2-00-00  4.00    0/0
Back          0  17-08-00  BotL  35-00-00  35-00-00  5.00    0/0

Distributed Loads (plf) - Based on Live Load
 Mbr    Load Uplift    Start  Load Uplift    End   Dir  Description
  TC    37.0     -7        0  37.0     -7 41-06-00 Vert Auto-Girder
  BC    10.0      0        0  10.0      0 41-06-00 Vert Auto-Girder
  BC   822.5    -25        0 822.5    -25 17-08-00 Vert Auto-Girder
This truss has been designed for the effects of an unbalanced top chord
live load occurring at [20-09-00] using a 1.00 Full and 0.00 Reduced load
factor.
20.0 psf Live load has been reduced for pitch(R2= 1.00) to (20.0 psf)
(allowed by the selected code)
See Loadcase Report for loading combinations and additional details.

3-PLY TRUSS Fastener Spacing
Fasten each ply to the adjacent ply as follows(rows staggered):
TC 2x6, 2-row(s) of 0.131" dia. x 3.0" Nails @ 12.0" o.c.
BC 2x8, 2-row(s) of 0.131" dia. x 3.0" Nails @ 3.7" o.c.
WB 2x4, 1-row(s) of 0.131" dia. x 3.0" Nails @ 9.0" o.c.
```

Notes

```
Tooth-Holding green lumber factor applied: 0.80
Fasteners green lumber factor applied: 0.70
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size
requirement to transfer unblocked diaphragm loads across those joints.
A "pm" next to the plate size indicates that the plate has been user
modified; see Plate Offsets for any special positioning requirements.
All non-structural members may exist in only 1-ply of this truss.
This truss is not symmetric - proper orientation is critical.
```

Deflection Summary

```
TrussSpan Limit  Actual(in)   Location
Vert LL   L/360   L/999(-0.39) 13-15
Vert DL   L/240   L/945(-0.52) 13-15
Vert CR   L/180   L/345(-1.43) 13-15
Horz LL   0.75in       ( 0.10) @Jt11
Horz CR   1.25in       ( 0.36) @Jt11
```

Bracing Data Summary

```
------------Bracing Data------------
Chords; continuous except where shown
Web Bracing -- None
```

Plate offsets (X, Y):

```
(None unless indicated below)
Jnt1(00-13,-00-15), Jnt11(-00-13,-00-15),
Jnt12(0,-01-00), Jnt13(-00-08,-01-07),
Jnt14(-00-08,00-01), Jnt15(0,-01-00),
Jnt17(0,-01-00), Jnt18(00-06,0),
Jnt19(00-08,-01-07), Jnt20(0,-01-00)
```

2023-11-16

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

SIMPSON Strong-Tie

Component Solutions
Truss Studio V
2023.7.1.3

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 13, 2023

PROJECT: **Conditional Use Permit No. 0018-23,** a request to construct a 70-stall off-site parking facility for KART Transit Station in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 208, 214, and 216 East Eighth Street, north of Eighth Street, between Harris and Brown Streets (APNs 010-275-009, -010, and 011).

PLANNER: Gabrielle Myers, Senior Planner, presented by Deputy City Manager, Jason Waters

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-02, approving Conditional Use Permit No. 0018-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-02, approving Conditional Use Permit No. 0018-23.

PROJECT DESCRIPTION

The project is a request, filed by Kings Area Rural Transit (KART), to construct a 70-stall, off-site parking facility on east Eighth Street in the MX-D Downtown Mixed Use zone district, to provide off-site parking spaces in association with the KART Transit Station. The use of an off-site parking facility requires approval of a Conditional Use Permit by the Planning Commission in the MX-D Downtown Mixed Use zone district.

Project Location

The project is located on three vacant parcels, located north of Eighth Street, between Harris and Brown Streets (APN 010-275-009, -010, and -011). The project site is designated as Downtown Mixed Use by the General Plan. The zoning for the property is MX-D Downtown Mixed Use.

Entitlement

The applicant has submitted Site Plan Review No. 2022-10 for the off-site parking lot and development of the KART Transit Center.

The KART Transit Center is located south of the proposed off-site parking lot, across Eighth Street.

Figure 1:
Location of Parking in Relation to Transit Center

The KART Transit Center proposes construction of the transit center, transit administration offices, the regional planning agency office space, 20 bus bays, bicycle lockers, area for pick-up and drop-off, and a public plaza. The off-site parking facility is also proposed through Site Plan Review 2022-10. See Site Plan Review No. 2022-10, attached as **Attachment 1.** Site Plan Review No. 2022-10 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Attachment 2.** All conditions of approval cited in the approval letter are also conditions of approval of this Conditional Use Permit application.

A parcel map waiver is required to merge the parcels located at APN 010-275-009, 010-275-010, and 010-275-011.

Building Permits NRBP23-0246, -0296, and -0297 have been issued for construction of the transit station.

NRBP24-0422 has been submitted for construction of the off-site parking facility. The permit is contingent upon approval of the conditional use permit. See NRBP24-0422, **Attachment 3.**

Figure 2: Land Use
(Project Site outlined in red)

Figure 3: General Plan Designation
Downtown Mixed Use
(Property outlined in red)

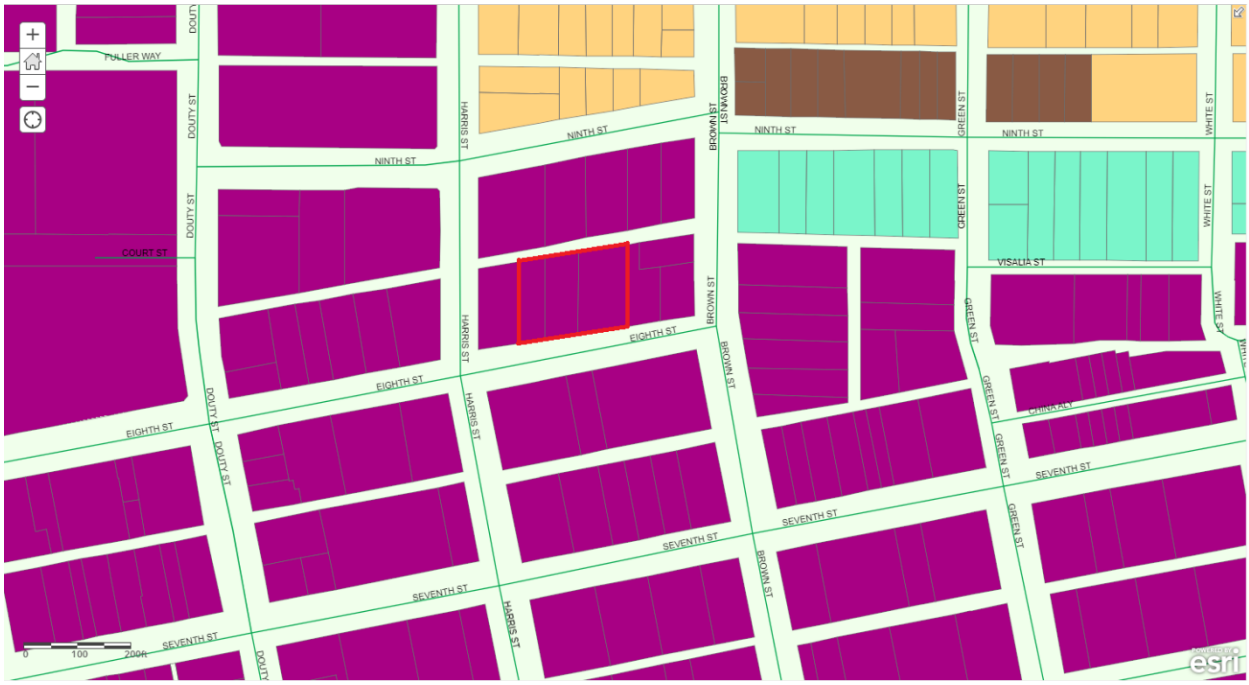


Figure 4: Zoning Designation
MX-D Downtown Mixed Use
(Property outlined in red)

BACKGROUND INFORMATION

General Plan Designation

The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, "vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City's goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for "adequate parking and loading facilities, especially in the Downtown." The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by KART Station patrons in the Downtown Mixed-Use designation.

Zoning Designation

The applicant seeks to construct an off-site parking facility on a vacant property in the MX-D Downtown Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a parking facility, off-site is subject to approval of a Conditional Use Permit by the Planning Commission in the MX-D Downtown Mixed Use zone district.

Figure 5:
Land Use Table

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						

According to the Hanford Municipal Code Section 17.96.020 Definition of Land Uses, parking facility, off-site means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site.

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

The proposed off-site parking lot has been evaluated for conformity with the MX-D Downtown Mixed Use zone district standards, an evaluation appears below:

17.28.030 Permitted Uses

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

The use of an off-site parking lot requires a conditional use permit in the MX-D Downtown Mixed Use zone district, as shown in Figure 5.

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet. The vacant lots total 30,000 square feet, which exceeds the minimum site area requirements of the MX-D Downtown Mixed Use zone district. As a condition of approval, the parcels are required to be merged through a parcel map waiver. The parcel merger shall be recorded prior to issuance of a building certificate of occupancy.

APN	Lot Size (square feet)
010-275-011-000	7,500
010-275-010-000	9,375
010-275-009-000	13,125
Combined Total	**30,000**

17.28.040 Lot Dimensions

The minimum lot frontage in the MX-D Downtown Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. Combined, the three parcels have approximately 204 feet of street frontage along East Eighth Street. The parcels meet and exceed the lot frontage requirement for the MX-D Downtown Mixed Use zone district. As a condition of approval, the parcels are required to be merged through a parcel map waiver. The parcel merger shall be recorded prior to issuance of a building certificate of occupancy.

APN	Lot Frontage on Eighth Street
010-275-011-000	51.5 feet
010-275-010-000	63.5 feet
010-275-009-000	88.75 feet
Combined Total	**203.75 feet**

17.28.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All requirements for open space and off-street parking and loading are met.

17.28.060 Building-Setback Area

No structure is permitted to be placed within a building setback area.

<u>Front Building Setback</u>

In the MX-D Downtown Mixed Use zone district, there is no front building setback area required. There are no buildings on site; structures include signage and electrical vehicle charging stations. The site is for use of a stand-alone parking lot.

<u>Rear Building Setback</u>

In the MX-D Downtown Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street, an R-L, R-M, R-H, O-R, PF,

AP, or CO zone district, then the rear building setback shall be 15 feet. The rear lot line does not abut a public street, an R-L, R-M, R-H, O-R, PF, AP, or CO zone district; therefore, the rear building setback may be zero feet. There are no buildings on site; structures include signage and electrical vehicle charging stations. The site is for use of a stand-alone parking lot.

Side Building Setback Area

In the MX-D Downtown Mixed Use zone district, the side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, O-R, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The side property lines do not abut an R-L, R-M, R-H, O-R, PF, AP, or CO zone district; therefore, the side building setback may be zero feet. There are no buildings on site; structures include signage and electrical vehicle charging stations. The site is for use of a stand-alone parking lot.

17.28.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on site.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The only structures on site will be the parking lot signage and electrical vehicle charging stations.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The Engineering Division has approved one driveway for the parking lot, to be located along East Eighth Street. There is not access from the alleyway to the parking area.

17.28.100 Off-Street Parking

During review of Site Plan Review No. 2022-10, based on the proposed uses associated with the transit center and square footage, 104 parking spaces were required.

Land Use	Parking Space Requirement	Measuring unit	# of Stalls Required
Board Chambers	1 space per 50 sq. ft.	1,670 sq. ft.	33
Office	1 space per 250 sq. ft.	11,199 sq. ft.	45
Transit	1 space per employee of the maximum working shift	26 employees	26
Total Spaces Required:			104

34 parking spaces are provided on site and 70 are proposed for the off-site parking lot, for a total of 104 parking spaces.

KART is proposing the off-site parking facility to provide parking for users of the KART Transit Station, located across Eighth Street. The applicant's parking lot includes 70 parking spaces, three of which are ADA-parking spaces, 12 of which are electric vehicle (EV) charging stalls, and 10 of which Clean-Air Vehicle parking spaces, as required by 2019 CALGreen Code.

According to the Hanford Municipal Code Section 17.54.090, location of parking spaces, off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District, required off-street parking may be located within 600 feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. The proposed off-site parking facility is within the Central Parking and Business Improvement District and located within a walkable distance of less than 600 feet from the KART Transit Station.

According to Section 17.54.180, parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. The applicant provides one tree for every four lineal stalls.

The applicant's parking facility meets all requirements of Section 17.54 Parking and Loading Standards of the Hanford Municipal Code.

17.28.110 Usable Open Space

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. Staff is not requiring the applicant to provide usable open space for the use.

17.28.120 Landscaping

Landscaping is required to be provided, as required in Section 17.52. A landscaping plan has been developed for the project and will be evaluated for conformance with Section 17.52 and the California Building Code, including water usage calculations.

17.28.130 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. No fence or wall shall be placed in front of or within any landscaped area located next to a street. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall. No fencing is required or proposed on the site. The site does not abut any of the specified zone districts requiring a block wall; therefore, a block wall is not required for the site.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Signage requires a separate application and will be evaluated at the time of application.

17.28.150 General provisions and standards

In the MX-D zone district, all businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk. Pedestrian path-of-travel is provided between the parking area and sidewalk.

Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The site does not abut any of the specified zones.

All requirements of the MX-D Downtown Mixed Use zone district are satisfied or will be satisfied through conditions of approval.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 0018-23

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the proposed off-site parking facility will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a conditional use permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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;

   ANALYSIS: That the proposed off-site parking facility is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, “vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City’s goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for “adequate parking and loading facilities, especially in the Downtown.” The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by KART Station Users within the Downtown Mixed-Use designation.

4. There will not be significant effects upon the quality of the environment and natural resources;

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Sections 15311 Accessory Structures and 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4.**

5. 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 the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The proposed off-site parking facility is compliant with the Hanford Municipal Code. Any other improvements or mitigations required

for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2022-10 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on February 3, 2024 and mailed to property owners within 300 feet of the project site on February 1, 2024. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15311 Accessory Structures and 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-02, approving Conditional Use Permit No. 0018-23.

Applicant:
RRM Design Group, Attention: Charles Dellinger
3765 S. Higuera Suite 102
San Luis Obispo, A 93401

Property Owner:
Kings County Area Public Transit Agency
610 W Seventh Street
Hanford, CA 93230

RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0018-23, A REQUEST TO CONSTRUCT A 70-STALL OFF-SITE PARKING FACILITY FOR USE BY KINGS COUNTY AREA RURAL TRANSIT AGENCY IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 208, 214, AND 216 EAST EIGHTH STREET, NORTH OF EIGHTH STREET, BETWEEN HARRIS AND BROWN STREETS (APNS 010-275-009, -010, AND 011).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 13, 2024 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0018-23, a request to construct a 70-stall off-site parking facility for KART Transit Center in the MX-D Downtown Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 208, 214, and 216 East Eighth Street, north of Eighth Street, between Harris and Brown Streets (APNs 010-275-009, -010, and 011); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2022-10, attached as **Exhibit A;** and

WHEREAS, all conditions of approval for Site Plan Review No. 2022-10 (applicable to the parking lot), attached as **Exhibit B,** shall also become conditions of approval for Conditional Use Permit No. 0018-23; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines Section 15311 Accessory Structures and 15332 In-Fill Development, the project is exempt from further environmental review; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the proposed off-site parking facility will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval

of a conditional use permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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;

   ANALYSIS: That the proposed off-site parking facility is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, "vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City's goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for "adequate parking and loading facilities, especially in the Downtown." The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by KART Station Users within the Downtown Mixed-Use designation.

4. There will not be significant effects upon the quality of the environment and natural resources;

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Sections 15311 Accessory Structures and 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines.

5. 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 the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The proposed off-site parking facility is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2022-10 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 0018-23 be approved, subject to the conditions of approval for Site Plan Review No. 2022-10, attached as **Exhibit B,** and the following conditions:

1. That a parcel map waiver, merging the parcels, be recorded prior to certification of a building certificate of occupancy.

2. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13th day of February 2024.

Jason Waters, Secretary

Exhibit A
SPR 2022-10

PERSPECTIVE - SOUTHWEST CORNER

KINGS COUNTY REGIONAL TRANSIT

VICINITY MAP

PROJECT DIRECTORY

OWNER:	ANGIE DOW KCAPTA 610 W. 7TH ST, HANFORD, CA 93230 (559)852-2692
ARCHITECT:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: CHARLES DELLINGER PHONE: (805)543-1794 EMAIL: CADELLINGER@RRMDESIGN.COM
PROJECT ADDRESS:	BLOCK BETWEEN E 7TH ST, E 8TH ST, N HARRIS ST, AND N BROWN ST.
APN:	012-042-015-000 012-042-004-000 012-042-017-000 012-042-014-000 012-042-013-000 012-042-012-000 012-042-011-000 012-042-010-000 012-042-009-000 010-275-009-000 010-275-010-000 010-275-011-000

PROJECT STATISTICS

ZONING	DOWNTOWN MIXED-USE (MX-D)
PARCEL SIZE:	3.5 ACRES (152,460 SF)
SITE FOOTPRINT - TOTAL	21,548 SF
SITE FOOTPRINT - TRANSIT	16,838 SF
SITE FOOTPRINT - KINGS VIEW	4,710 SF
MAX LOT COVERAGE[1]	
MAX. F.A.R.	NOT SPECIFIED IN CITY ZONE ORDINANCE
PROPOSED F.A.R.	.207(BUILDING GROSS/ PARCEL SIZE) (11,664 + 13,521 + 1,613 + 4,710) / 152,460
LANDSCAPE AREA	3,454 SF
IMPERVIOUS SURFACE	1,049 SF
MAX. ALLOWED HEIGHT	40 FT
MAX. PROPOSED HEIGHT	39 FT

YARD SETBACKS	**REQUIRED**	**PROPOSED**
FRONT	0 FT	4 FT
SIDE	0 FT	7 FT
REAR	0 FT[2]	204 FT 5 INCHES

1 PER THE HANFORD MUNICIPAL CODE SECTION 17.28.050 COVERAGE FOR LOTS IN THE DOWNTOWN MIXED-USE ZONE: THE MAXIMUM COVERAGE OF A LOT SHALL BE SHALL BE DETERMINED BY THE COMBINED BUILDING SETBACK AREA REQUIREMENTS, OPEN SPACE REQUIREMENTS, AND OFF-STREET PARKING AND LOADING REQUIREMENTS. (ORD. 17-04, 2017)
2 EXCEPT WHERE THE REAR LOT ABUTS A PUBLIC STREET, THE REAR BUILDING SETBACK SHALL BY 15 FT

PARKING

AUTO PARKING

REQUIRED[1]

GOV OFFICE	1 SPACE PER 250SF 3,688 + 4,307 + 4,710 = 12,705 SF	51
TRANSIT	1 SPACE PER EMPLOYEE OF MAX WORKING SHIFT & THE # OF ADDITIONAL REQ'D BY THE SITE PLAN COMMITTEE	26
TOTAL		**77**

PROVIDED

8TH STREET LOT PARKING	70
ON-SITE UNSECURED PARKING (BROWN ST)	17
ON-SITE SECURED PARKING (HARRIS ST)	
CAR	16
MOTORCYCLE[3]	1
TOTAL	**104**

EV CHARGING (PER 2019 CAL GREEN, SEC. 5.106.5.3.3)
(101-150 PARKING SPACES) = 13 REQUIRED, **14** PROVIDED

CLEAN AIR VEHICLE (PER 2019 CAL GREEN, SEC. 5.106.5.2 TABLE 5.106.5.2)
(101-150 PARKING SPACES) = 18 REQUIRED, **18** PROVIDED

BICYCLE PARKING

REQUIRED[2]

SHORT-TERM	5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES (1/2 OFF-SITE PARKING + ON-SITE UNSECURED PARKING)	3
LONG-TERM	5% OF TENANT-OCCUPIED VEHICULAR PARKING SPACES (1/2 OFF-SITE PARKING + ON-SITE UNSECURED PARKING)	3
TOTAL		**6**

PROVIDED

SHORT-TERM	9
LONG-TERM	6
TOTAL	**15**

1 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.040
2 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.190 PARKING FOR BICYCLE AND LOW-EMISSION VEHICLES. PARKING FOR BICYCLES AND LOW-EMISSION VEHICLES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA BUILDING CODE. (ORD. 19-10 § 3, 2019; ORD. 17-04, 2017). THEREFORE, REQUIREMENTS ARE PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.106.4
3 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.050 ITEM E. PARKING LOTS WITH FORTY (40) OR MORE SPACES MAY SUBSTITUTE STANDARD PARKING SPACES WITH MOTORCYCLE SPACES IF THEY ARE LOCATED WITHIN ONE HUNDRED FIFTY (150) FEET OF A BUILDING ENTRY. ONE (1) STANDARD SPACE MAY BE REPLACED WITH A MOTORCYCLE SPACE FOR EACH FORTY (40) REQUIRED SPACES, UP TO A MAXIMUM OF TWO-AND-ONE-HALF (2.5) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES.

PROJECT DESCRIPTION

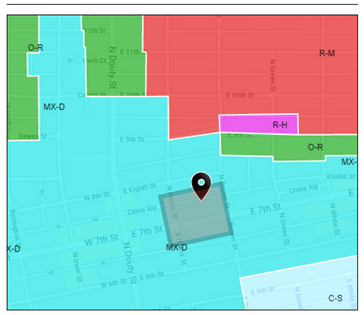
THE KINGS COUNTY REGIONAL TRANSIT WILL BE LOCATED ON SEVERAL PARCELS OF LAND IN THE CITY OF HANFORD IN KINGS COUNTY, CALIFORNIA. THE APPROXIMATELY FOUR-ACRE PROJECT SITE IS BOUND BY 7TH STREET TO THE SOUTH, HARRIS STREET TO THE WEST, BROWN STREET TO THE EAST, AND THE ALLEY BETWEEN 8TH AND 9TH STREET. THREE PARCELS TO THE NORTH OF 8TH WILL BE USED AS PARKING.

THE CONSTRUCTION CONSISTS OF, BUT IS NOT LIMITED TO, A TRANSIT CENTER, TRANSIT ADMINISTRATION OFFICES, REGIONAL PLANNING AGENCY OFFICE SPACE, 20 BUS BAYS, BIKE LOCKERS, TRANSPORTATION NETWORK COMPANY'S SPACE, PICKUP, DROP OFF AREA, AND A PUBLIC PLAZA. THE WELCOMING FACILITY WILL BE ENHANCED BY RESTROOMS, SHADE, AND MEETING ROOMS. THE PROJECT WILL INCLUDE DEMOLITION OF REMAINING STRUCTURES, EXTENSIVE UTILITY INFASTRUCTURE AND SITE PREPARATION.

SHEET INDEX

T1	TITLE SHEET
A1	PROPOSED SITE PLAN
A2	PROPOSED SITE PLAN - LOWER LOT
A3	PROPOSED SITE PLAN - REMOTE PARKING LOT
A4	FLOOR PLAN - TRANSIT BUILDING GROUND FLOOR
A5	FLOOR PLAN - TRANSIT BUILDING SECOND FLOOR
A6	FLOOR PLAN - KINGS VIEW GROUND FLOOR
A7	ELEVATIONS
A8	BUS SHELTERS
A9	TRASH ENCLOSURE
A10	NORTH CANOPY
A11	ISLAND CANOPY
C1	EXISTING CONDITIONS
C2	EXISTING CONDITIONS
C3	HORIZONTAL CONTROL PLA
C4	EXISTING CONDITIONS
C5	GRADING AND DRAINAGE PLAN
C6	GRADING AND DRAINAGE PLAN
C7	UTILITY PLAN
C8	UTILITY PLAN
C9	STORM WATER CONTROL PLAN
C10	STORM WATER CONTROL PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

ZONING MAP



CODE ANALYSIS

	TRANSIT CENTER	KINGS VIEW
TYPE OF CONSTRUCTION	VB	VB
FIRE SPRINKLERS	YES; NFPA-13	YES; NFPA-13
OCCUPANCY	A-3, B, S-1 (SEPARATED OCC.)	B
ALLOWABLE		
BUILDING HEIGHT	40 FT (A-3) 60 FT (B) 40 FT (S)	60 FT (B)
STORIES	1 (A-3) 3 (B) 2 (S-1)	3 (B)
AREA	18,000 SF (A-3) 27,000 SF (B) 27,000 SF (S-1)	27,000 SF (B)
PROPOSED		
BUILDING HEIGHT	39 FT	22 FT
STORIES	2	1
AREA	18,067 SF (1ST FL.) 8,731 SF (2ND FL.)	4,710 SF

BUILDING USE

TRANSIT BUILDING

ASSEMBLY

BOARD CHAMBERS	5,614
BOARD CHAMBERS (±1,650)	
TRAINING ROOMS (±1,200)	
TRANSIT SEATING AREA	4,493
EXTERIOR - COVERED ENTRY	329
EXTERIOR - REAR CANOPY	1,229
TOTAL	**11,664**

OFFICE

TRANIST OFFICES/DISPATCH	3,917
KCAG	3,688
KCAPTA	4,307
LOBBY	1,609
TOTAL	**13,521**

STORAGE

MAINTENANCE SHOP	**1,613**

KINGS VIEW

OFFICE	KINGS VIEW	4,710
TOTAL		**4710**

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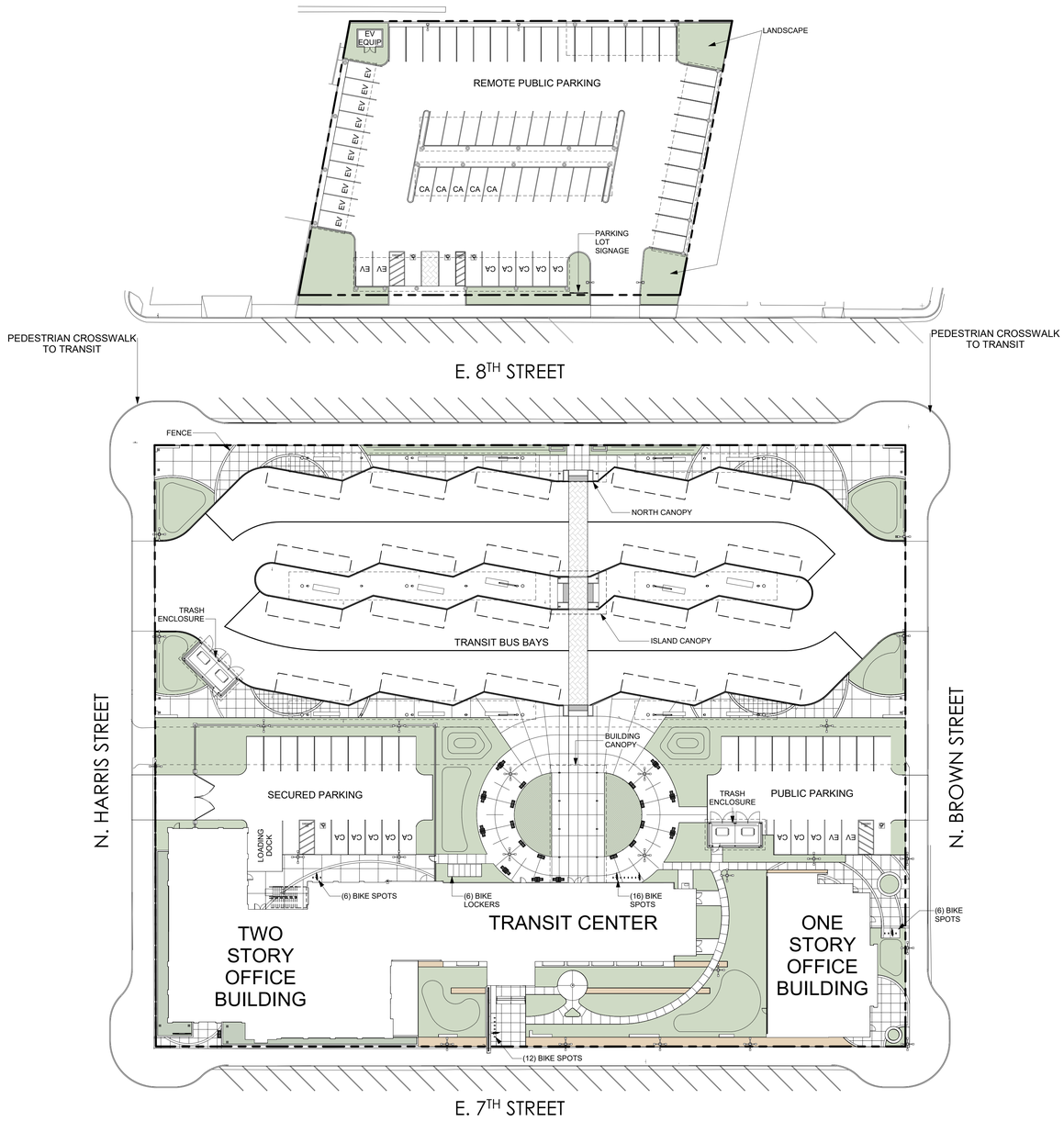
TITLE SHEET

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

T1



PARKING

8TH STREET REMOTE	
PUBLIC LOT	70
ON SITE PARKING	
PUBLIC (BROWN ST)	17
PRIVATE (HARRIS ST)	17
TOTAL ON SITE	**34**
TOTAL PARKING	
GRAND TOTAL	**104**

1 **ARCHITECTURAL SITE PLAN - OVERALL**
SCALE: 1" = 30'-0"

0 15 30 60
1" = 30'-0" 30X42 SHEET

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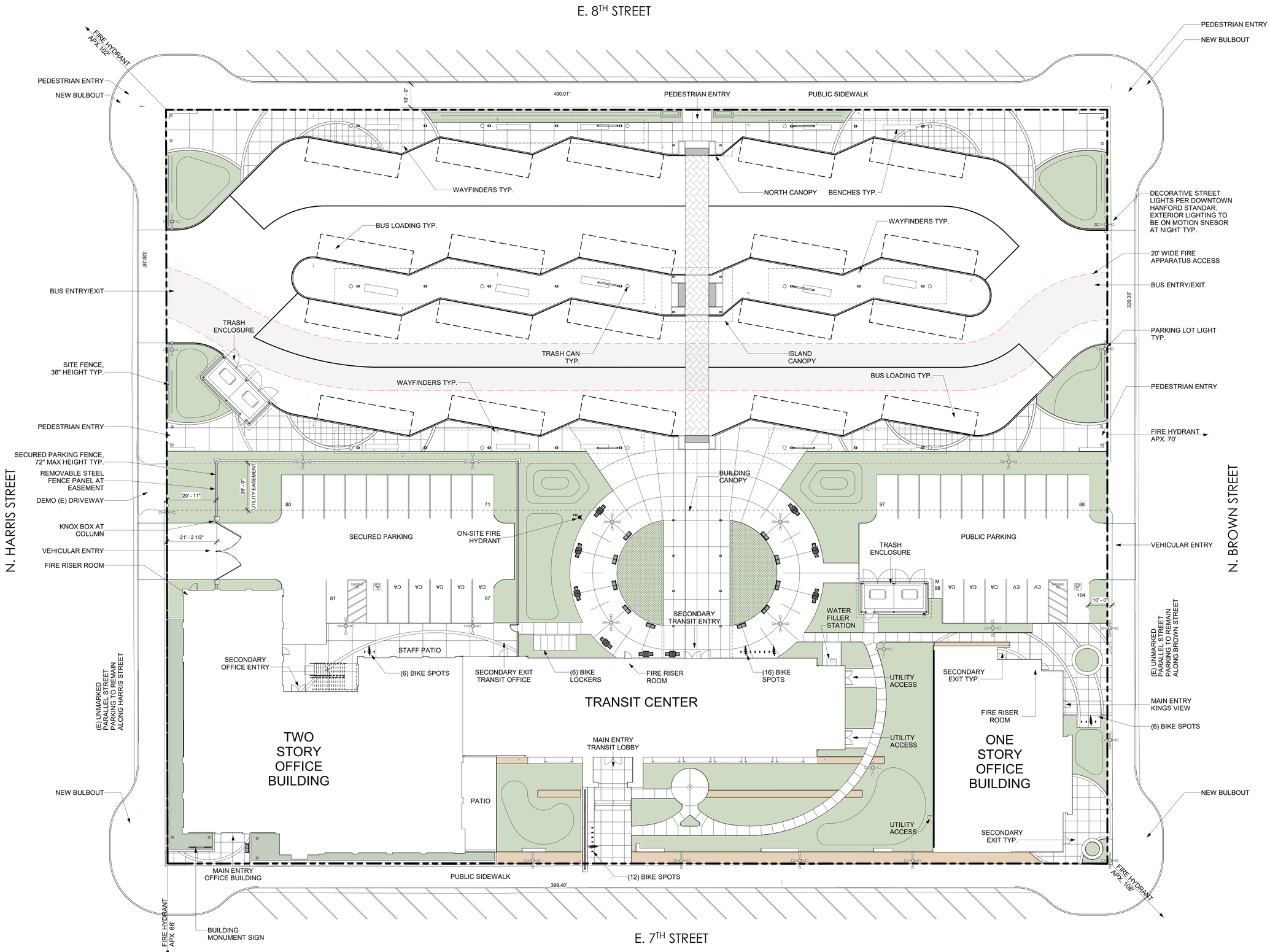
PROPOSED SITE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A1



1 ARCHITECTURAL SITE PLAN - SOUTH
SCALE: 1/16" = 1'-0"

0 8 16 32
1/16" = 1'-0" 30X42 SHEET

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PROPOSED SITE PLAN - LOWER LOT

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A2

1 **ARCHITECTURAL SITE PLAN - NORTH**
SCALE: 1/16" = 1'-0"

0 8 16 32
1/16" = 1'-0" 30X42 SHEET

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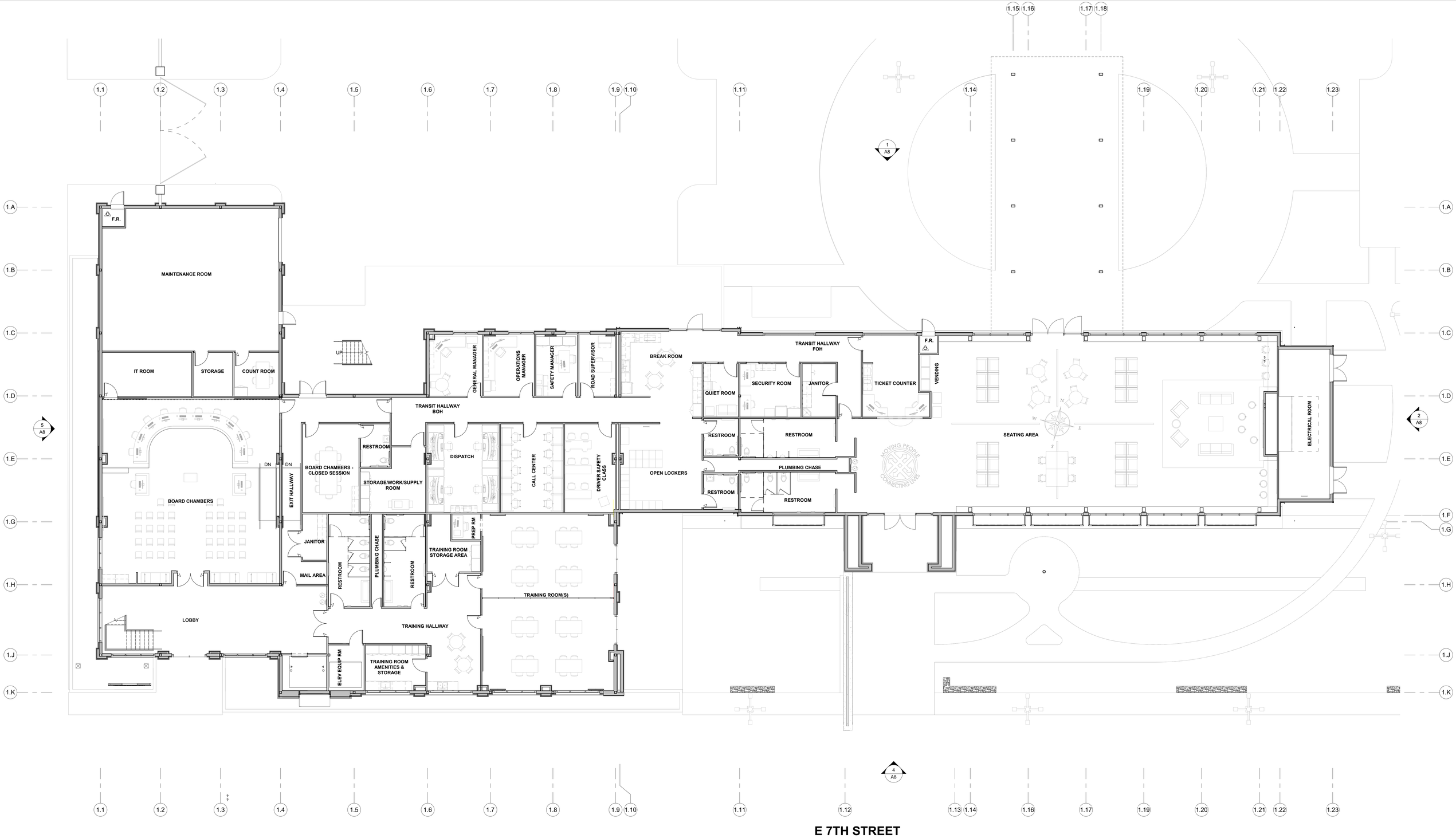
PROPOSED SITE PLAN - REMOTE PARKING LOT

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A3



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - TRANSIT BUILDING GROUND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A4

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - TRANSIT BUILDING SECOND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A5

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - KINGS VIEW GROUND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A6

1 SITE - NORTH ELEVATION

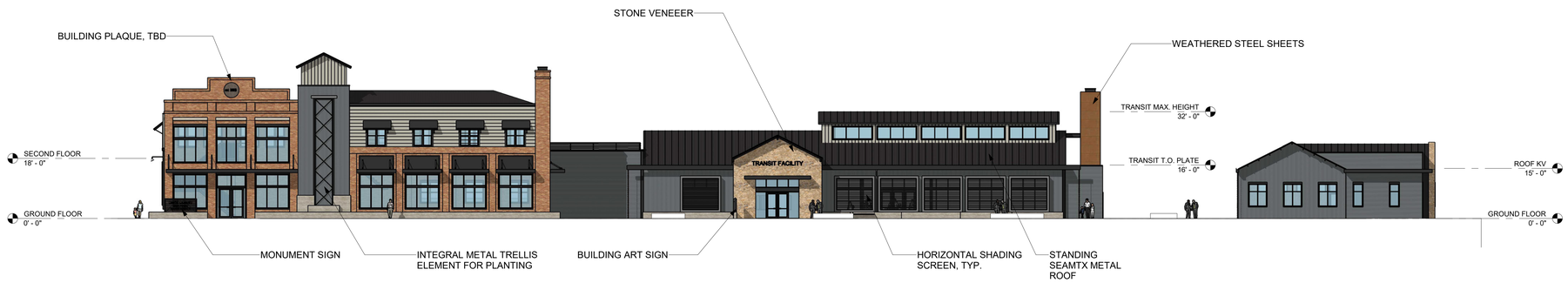
SCALE: 1/16" = 1'-0"

2 SITE - EAST ELEVATION - TRANSIT

SCALE: 1/16" = 1'-0"

3 SITE - EAST ELEVATION - KV

SCALE: 1/16" = 1'-0"



4 SITE - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

5 SITE - WEST ELEVATION - TRANSIT

SCALE: 1/16" = 1'-0"

6 SITE - WEST ELEVATION - KV

SCALE: 1/16" = 1'-0"

0 8 16 32

1/16" = 1'-0" 30X42 SHEET

rrm design group

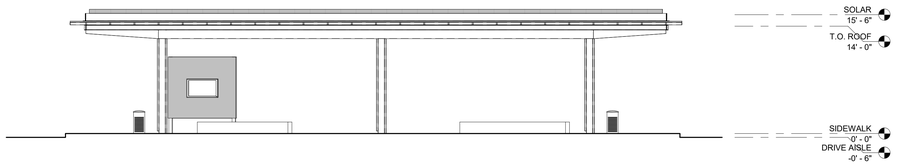
ELEVATIONS

KINGS COUNTY REGIONAL TRANSIT

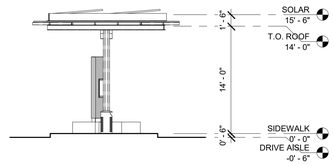
06 JULY 2022

2366-01-CI21

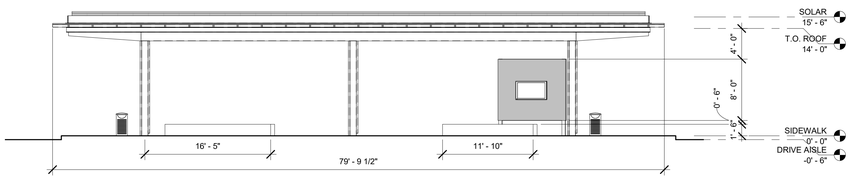
A7



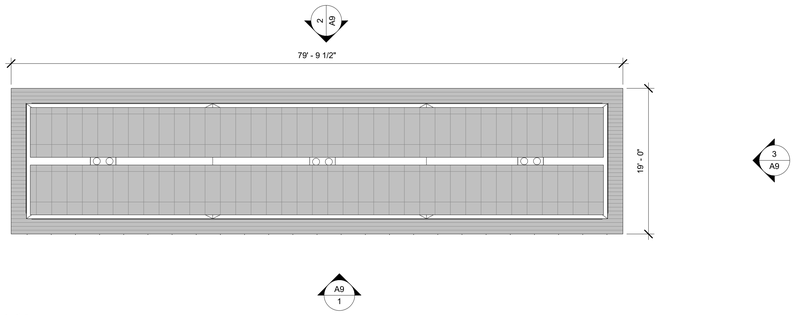
1 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"



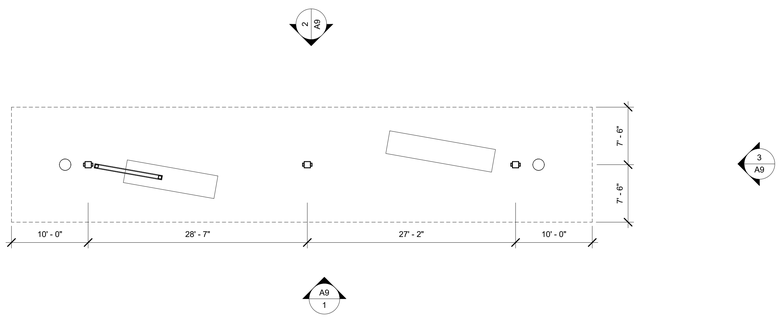
3 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



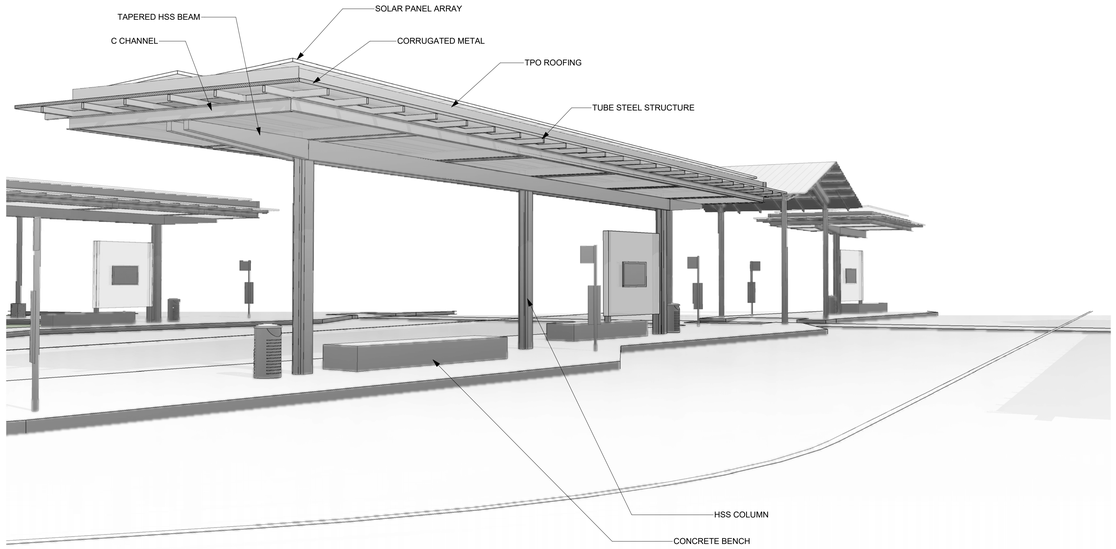
2 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



5 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



4 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



6 **BUS SHELTER**
SCALE:

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

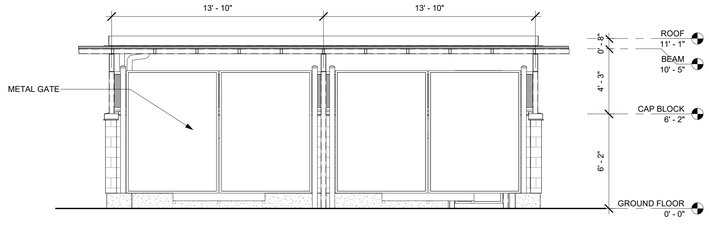
BUS SHELTERS

KINGS COUNTY REGIONAL TRANSIT

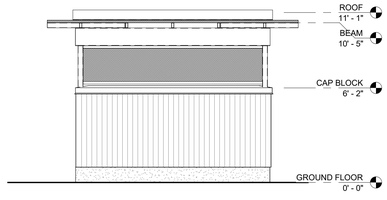
06 JULY 2022

2366-01-CI21

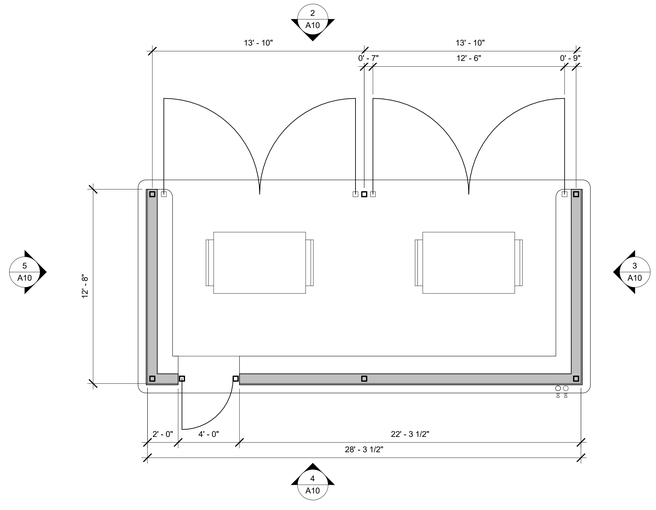
A8



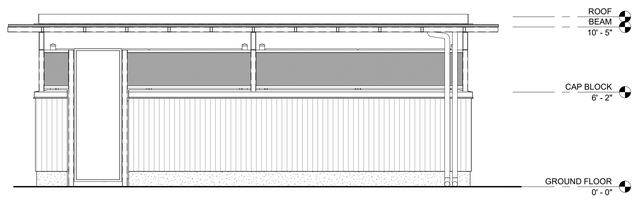
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



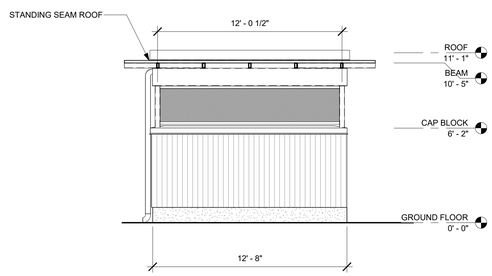
5 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



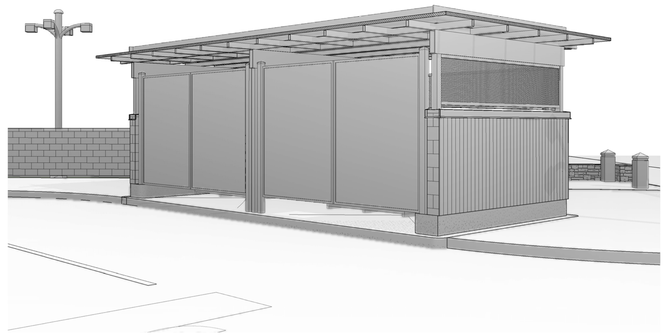
1 FLOOR PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE
SCALE:

0 2 4 8
1/4" = 1'-0" 30X42 SHEET

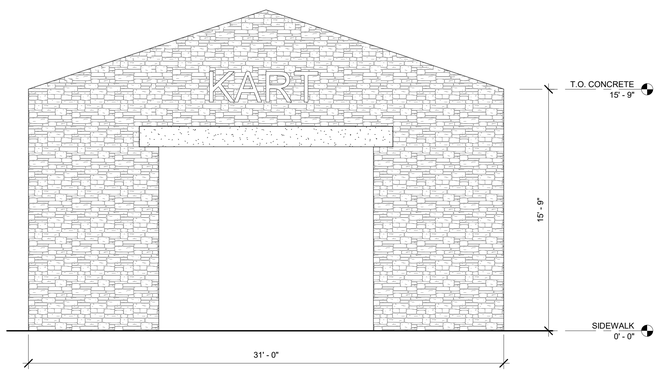
rrm design group

TRASH ENCLOSURE
KINGS COUNTY REGIONAL TRANSIT

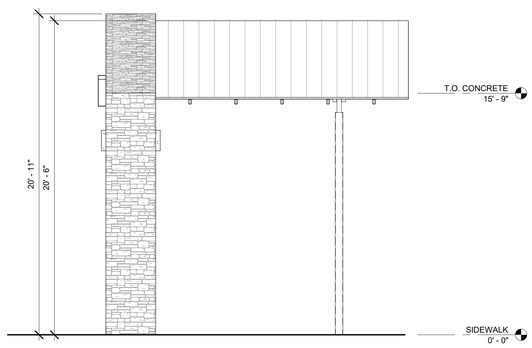
06 JULY 2022

2366-01-CI21

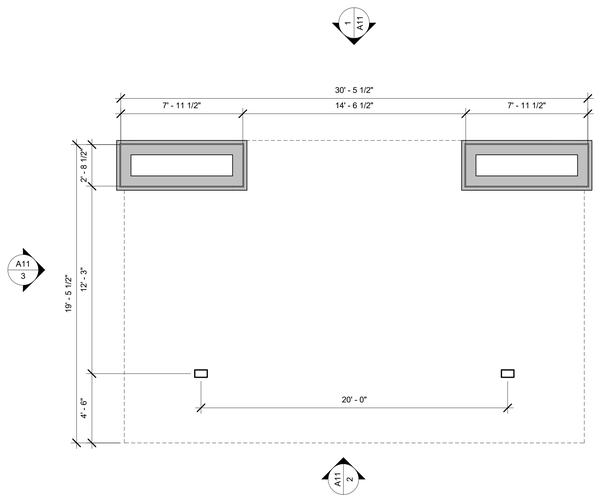
A9



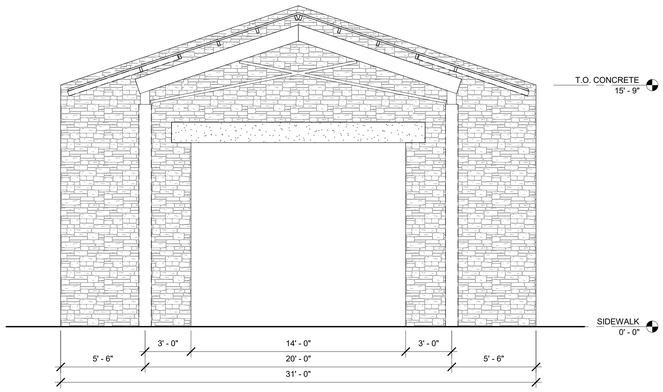
1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



3 **SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



4 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

5 **NORTH CANOPY**
SCALE:

0 2 4 8
1/4" = 1'-0" 30X42 SHEET

rrm design group

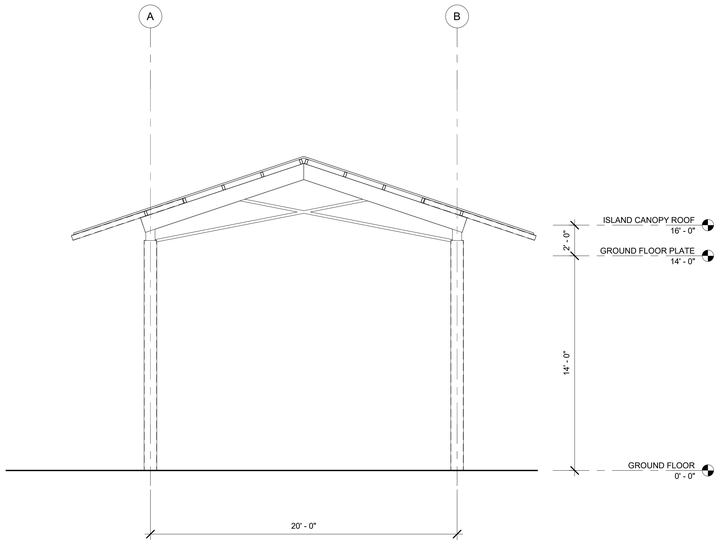
NORTH CANOPY

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

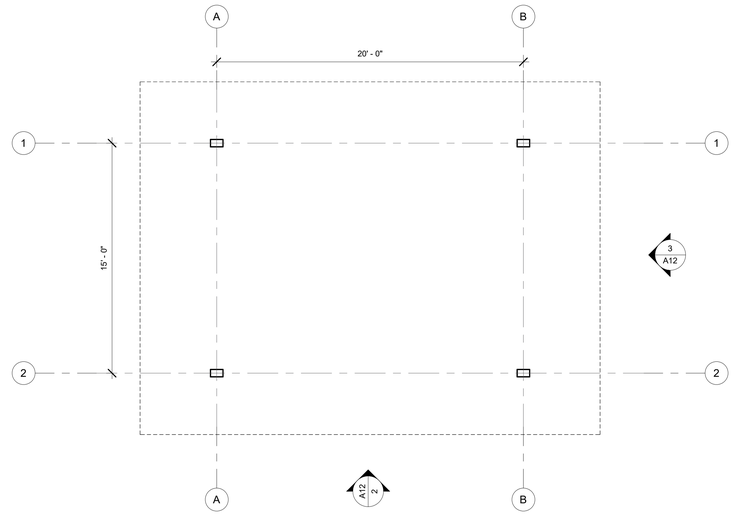
2366-01-CI21

A10



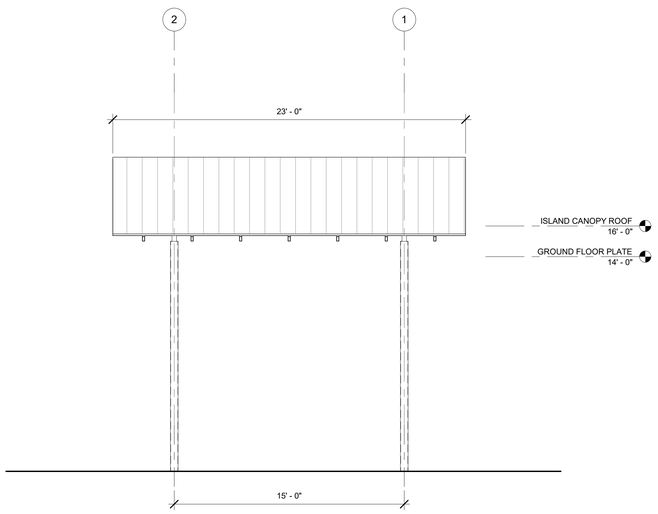
2 FRONT AND REAR ELEVATION

SCALE: 1/4" = 1'-0"



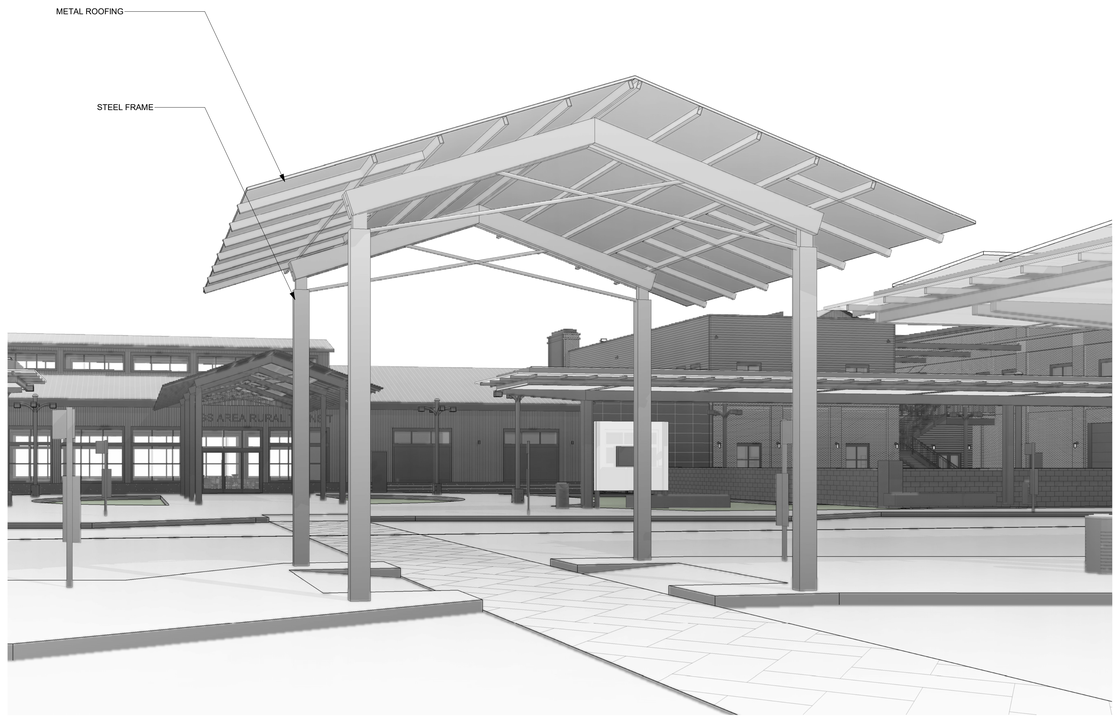
4 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 ISLAND CANOPY

SCALE:

0 2 4 8

1/4" = 1'-0" 30X42 SHEET

rrm design group

ISLAND CANOPY

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A11

LEGEND

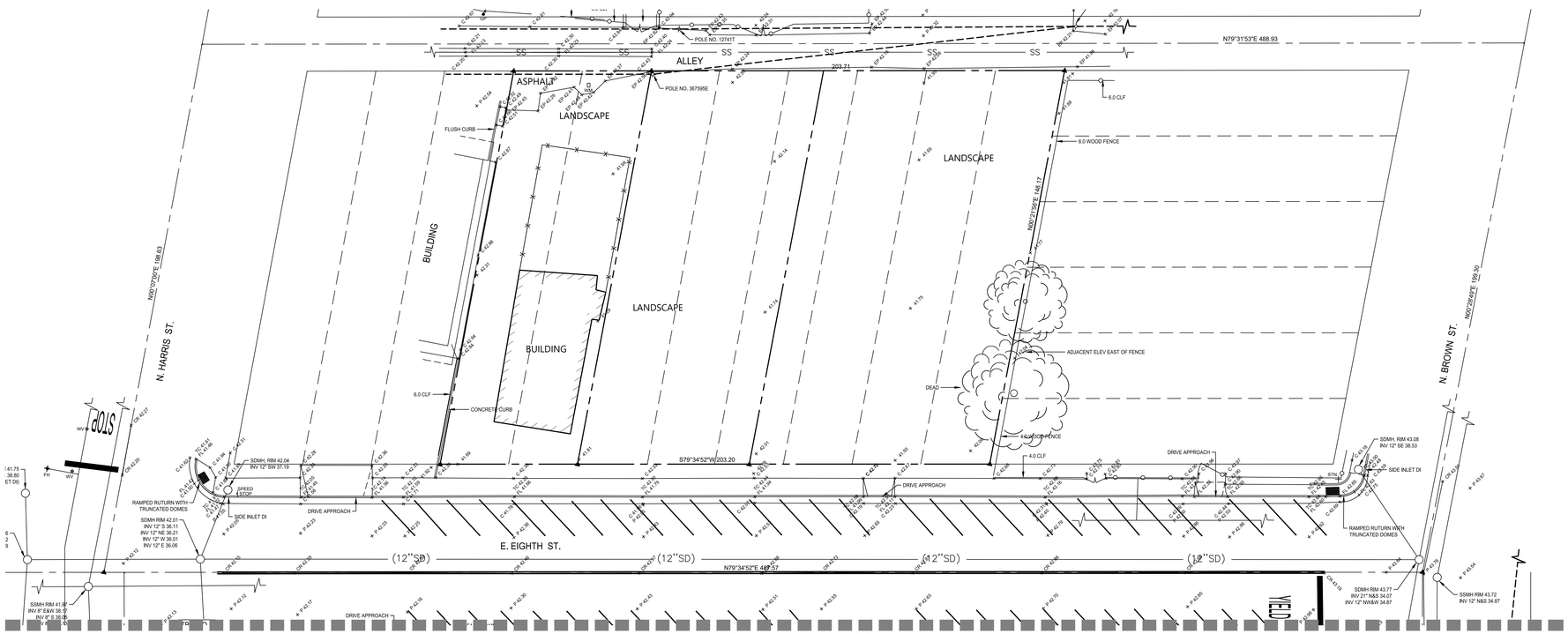
- PROPERTY LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- ELECTRICAL LINE
- FENCE LINE
- BUILDING
- WALL WITH FENCE
- WHEEL STOP

ABBREVIATIONS

DI	DRAIN INLET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GAS-M	GAS METER
GP	GUY POLE
GR	GRATE
INV	INVERT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

NOTES

1. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.



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EXISTING CONDITIONS

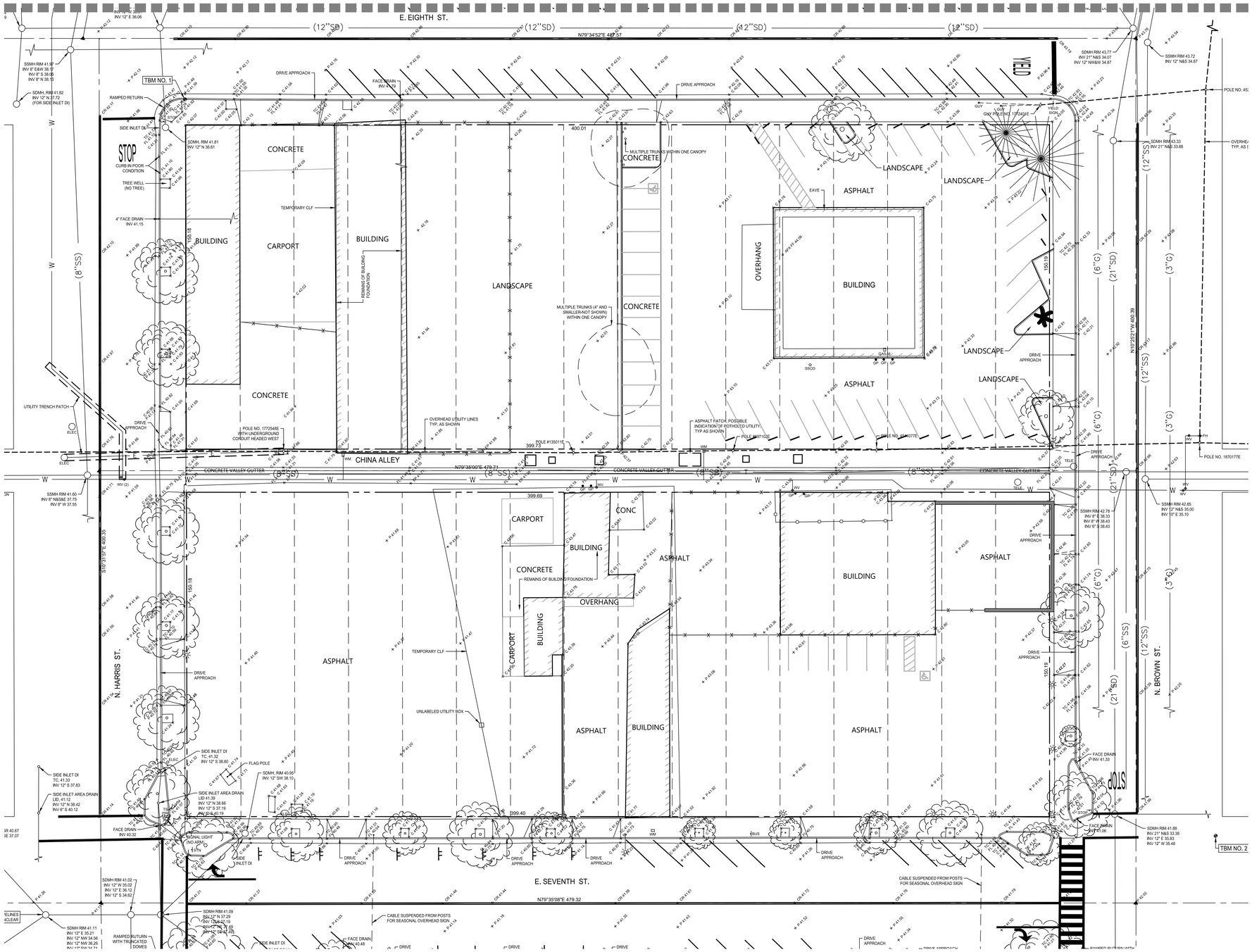
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C1

MATCHLINE - SEE SHEET C1



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- G — GAS LINE
- W — WATER LINE
- STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- FENCE LINE
- BUILDING
- WALL WITH FENCE
- WHEEL STOP

ABBREVIATIONS

DI	DRAIN INLET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GAS-M	GAS METER
GP	GUY POLE
GR	GRATE
INV	INVERT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
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TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

NOTES

1. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.

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rrm design group

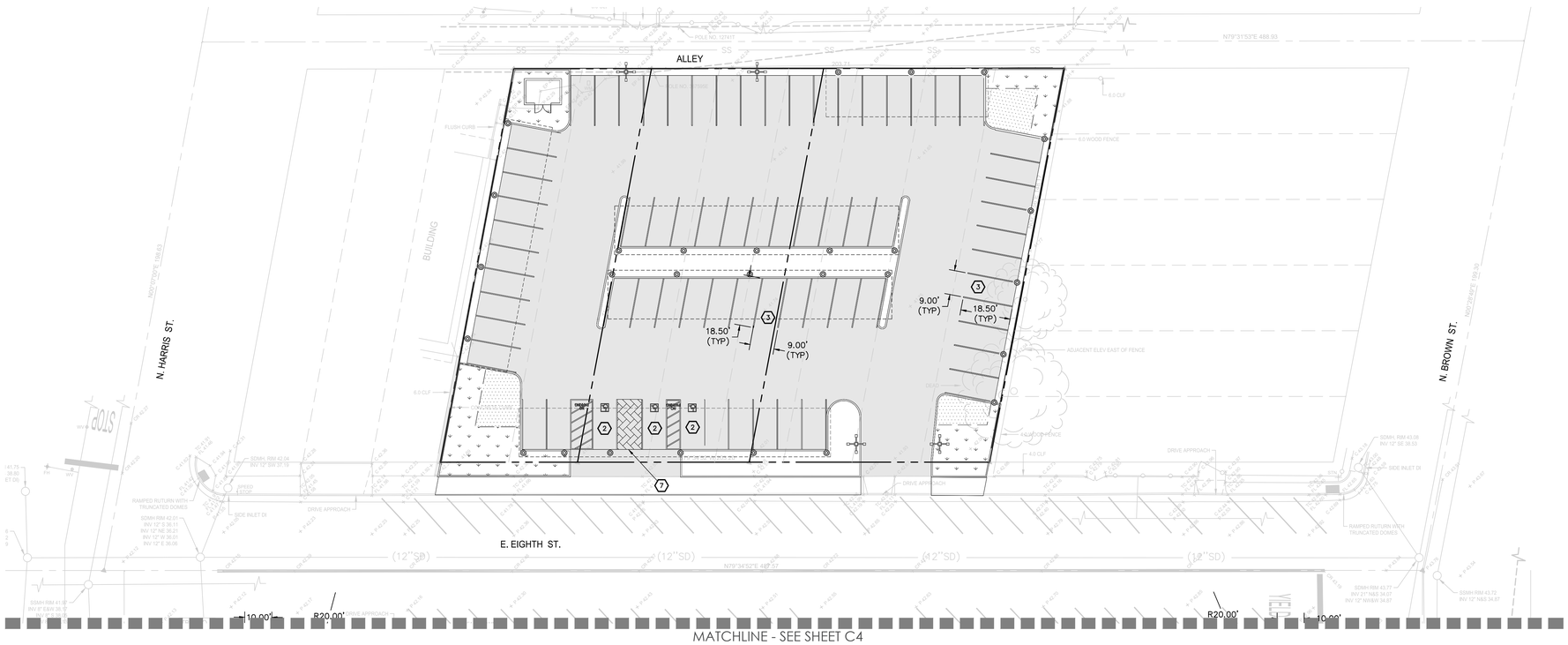
EXISTING CONDITIONS

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C2



LEGEND

- CONCRETE PAVEMENT
- BIORETENTION BASIN
- LANDSCAPE
- ASPHALT PAVEMENT
- CONCRETE PAVERS
- ARTIFICIAL TURF SEE LANDSCAPE PLANS FOR DETAILS

KEYNOTES

1. ADA CURB RAMP
2. ADA PARKING STALLS
3. PARKING STALLS
4. BIORETENTION CURB OPENING
5. DETECTABLE WARNING TRUNCATED DOMES
6. WHEEL STOP
7. FLUSH CURB
8. DRIVEWAY
9. ASPHALT PLUG
10. TRASH ENCLOSURE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS, THEREFORE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THE PROVIDED DIMENSIONS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE SCORING AND FINISH, AND LANDSCAPE DETAILS.
5. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE COUNTY OF HANFORD STANDARD PLANS.
6. FOR WALKS AND IN ADA ACCESSIBLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2% GRADE.
7. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE COUNTY OF HANFORD.
8. ALL SIGNING AND STRIPING, INCLUDING ADA, SHALLBE PER CALIFORNIA MUTCD AND 2019 CBC.
9. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.

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SECOND AND THIRD FLOOR PLAN

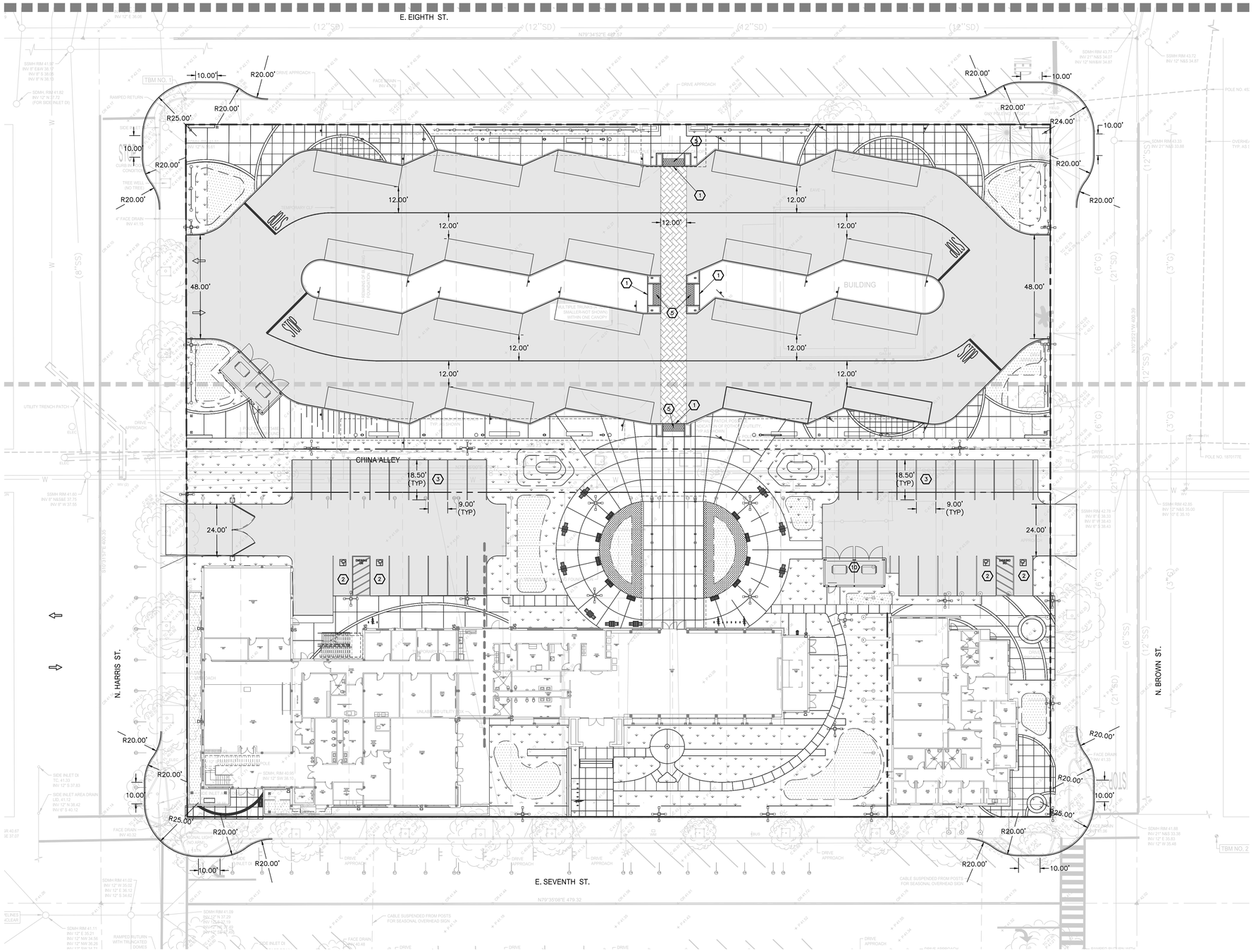
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C3

MATCHLINE - SEE SHEET C3



LEGEND

- CONCRETE PAVEMENT
- BIORETENTION BASIN
- LANDSCAPE
- ASPHALT PAVEMENT
- CONCRETE PAVERS
- ARTIFICIAL TURF SEE LANDSCAPE PLANS FOR DETAILS

KEYNOTES

1. ADA CURB RAMP
2. ADA PARKING STALLS
3. PARKING STALLS
4. BIORETENTION CURB OPENING
5. DETECTABLE WARNING TRUNCATED DOMES
6. WHEEL STOP
7. FLUSH CURB
8. DRIVEWAY
9. ASPHALT PLUG
10. TRASH ENCLOSURE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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SECOND AND THIRD FLOOR PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

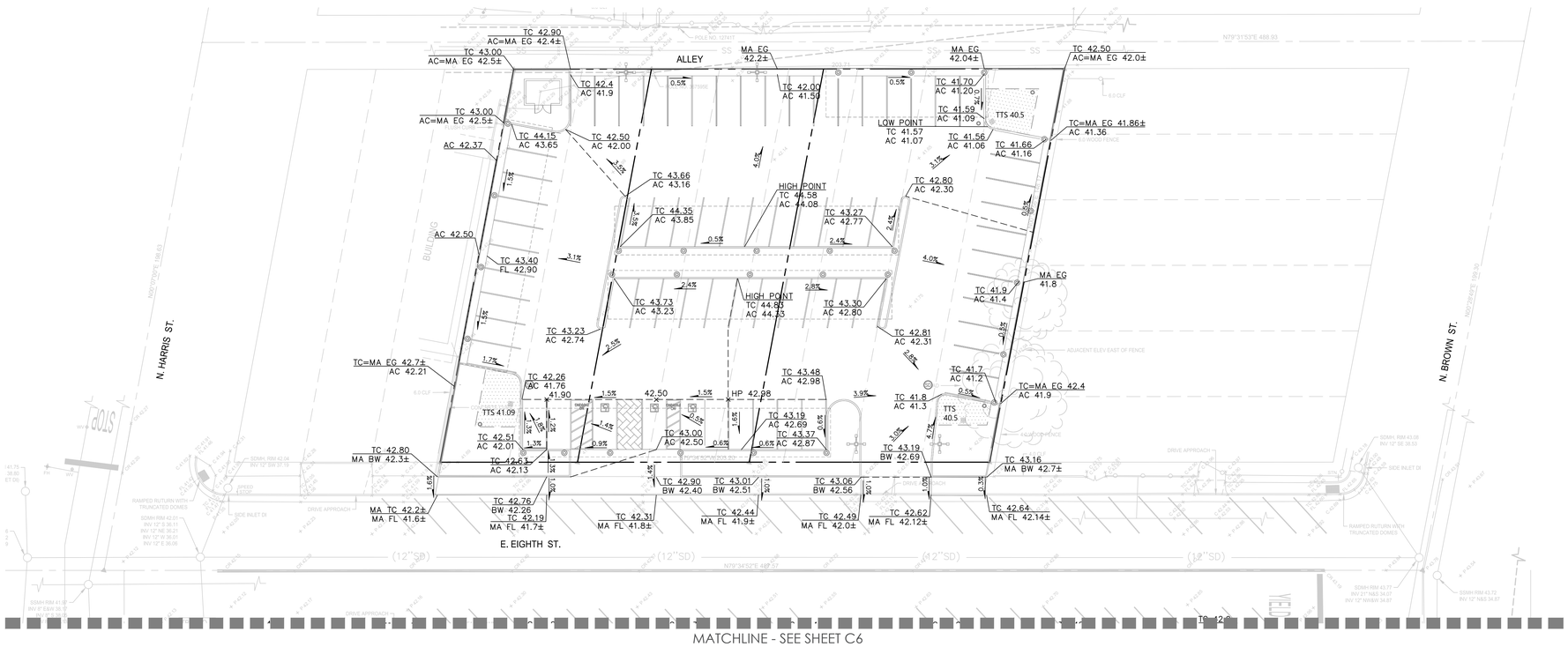
C4

LEGEND

— — — — — —	GRADE BREAK LINE
X.X%	SURFACE SLOPE
XX.X	SPOT ELEVATION
	BIORETENTION AREA

ABBREVIATIONS

BS	BOTTOM OF STAIRS
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
MA	MATCH
TC	TOP OF CURB
TW	TOP OF WALL
TS	TOP OF STAIRS
TTS	TOP OF TREATMENT SOIL



NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.

2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
   - 2.1. WIDTH = 3'-0" MIN.
   - 2.2. DEPTH = 5'-0" MIN.
   - 2.3. CROSS SLOPE = 0.5% MIN, 2.0% MAX

3. ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM 2.0% IN ALL DIRECTIONS.

4. MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.9% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.9% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.

5. ALL MANHOLES, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

6. FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.

7. THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPEDE RUNOFF FROM ADJACENT PROPERTIES.

8. ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 4 FEET MINIMUM IN HARDSCAPED AREAS, AND A MINIMUM SLOPE OF 5% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.

9. IF DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACFTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE CITY OF HANSFORD.

10. SEE UTILITY PLAN FOR UTILITY GRATES, RIMS, AND LIDS. ALL GRATES, RIMS, AND LIDS SHALL BE ADA AND HEEL PROOF RATED, AS WELL AS NON-SLIP.

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CIVIL GRADING AND DRAINAGE PLAN

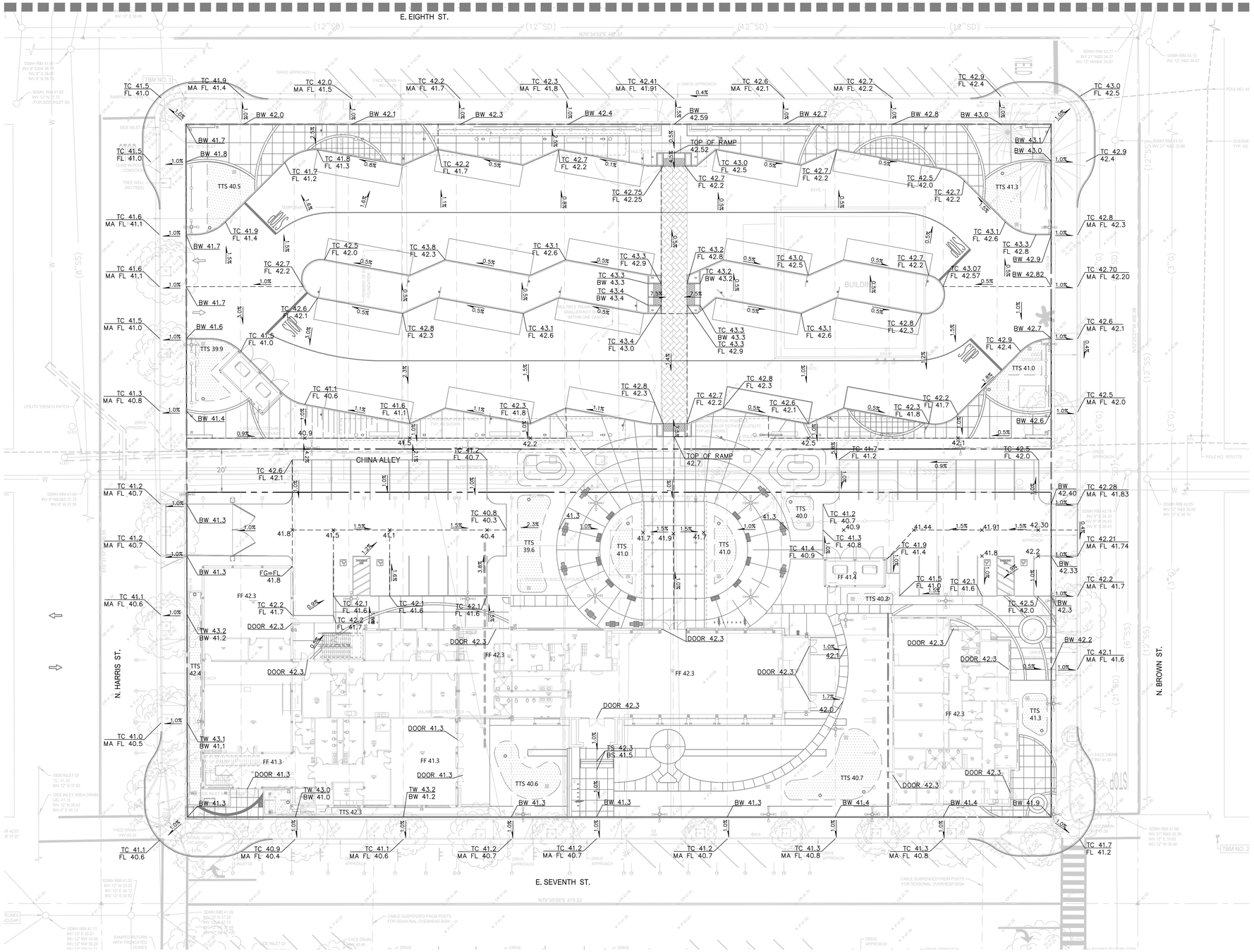
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C5

MATCHLINE - SEE SHEET C5



LEGEND

- GRADE BREAK LINE
- X.X% SURFACE SLOPE
- XX.X SPOT ELEVATION
- BIORETENTION AREA

ABBREVIATIONS

BS	BOTTOM OF STAIRS
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
MA	MATCH
TC	TOP OF CURB
TW	TOP OF WALL
TS	TOP OF STAIRS
TTS	TOP OF TREATMENT SOIL

NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.
2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
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   - 2.2. DEPTH = 5'-0" MIN.
   - 2.3. CROSS SLOPE = 0.5% MIN, 2.0% MAX
3. ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM 2.0% IN ALL DIRECTIONS.
4. MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.9% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.9% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.
5. ALL MANHOLES, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.
7. THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
8. ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 4 FEET MINIMUM IN HARDSCAPED AREAS, AND A MINIMUM SLOPE OF 5% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.
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CIVIL GRADING AND DRAINAGE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C6

LEGEND

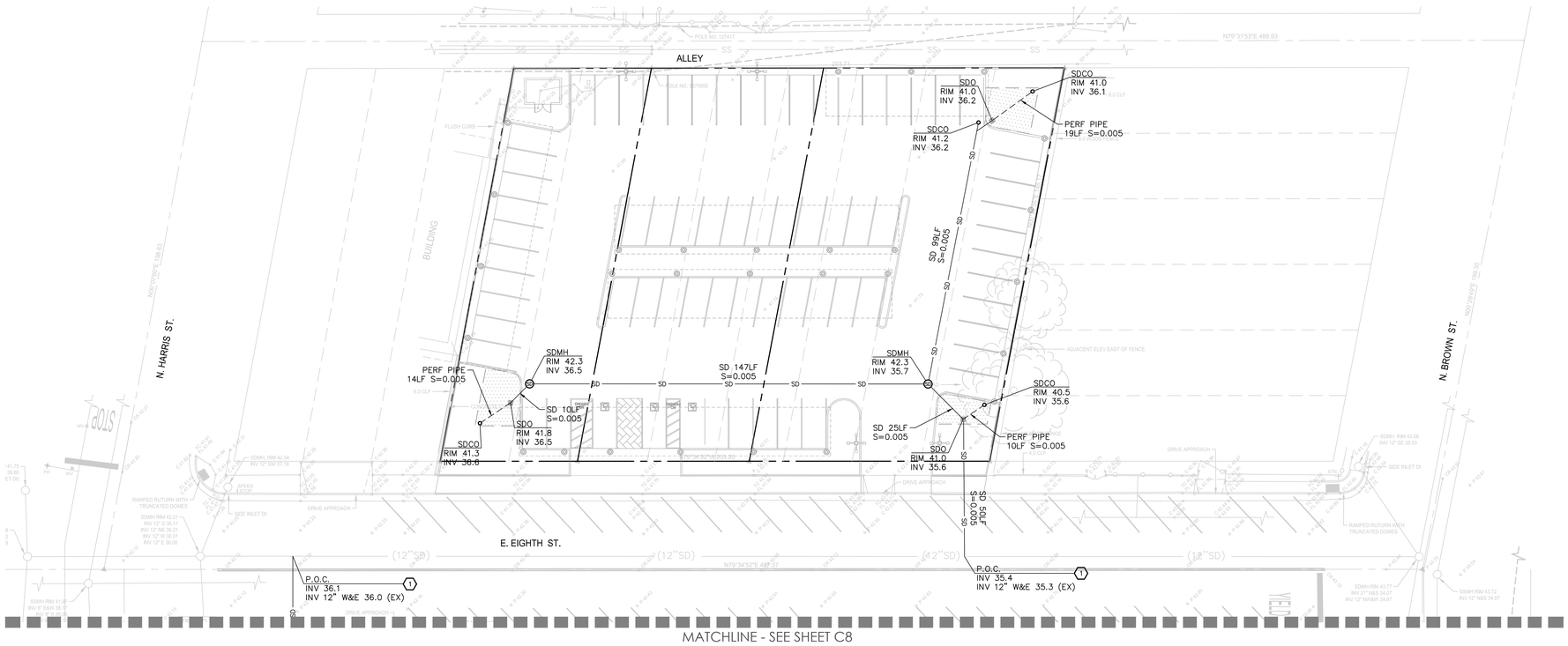
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- PERFORATED STORM DRAIN LINE
- STORM DRAIN CLEANOUT
- STORM DRAIN OVERFLOW/INLET
- STORM DRAIN MANHOLE
- BIORETENTION BASIN

KEYNOTES

1. CONNECT TO EXISTING UTILITY

NOTES

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.
2. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL, AND RELOCATION.
3. CONTRACTOR TO VERIFY UTILITY DEPTHS. CONTRACTOR SHALL VERIFY EXISTING INVERTS AND PIPE SIZES BEFORE TRENCHING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE PLANS BEFORE PROCEEDING.
4. PROVIDE 12" MINIMUM VERTICAL CLEARANCE, AND 12" MINIMUM HORIZONTAL CLEARANCE FOR PARALLEL UTILITIES, BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.
5. INSTALL ALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS. CONTRACTOR TO VERIFY PATH PRIOR TO GRAVITY PIPE INSTALLATIONS.



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CIVIL UTILITY PLAN

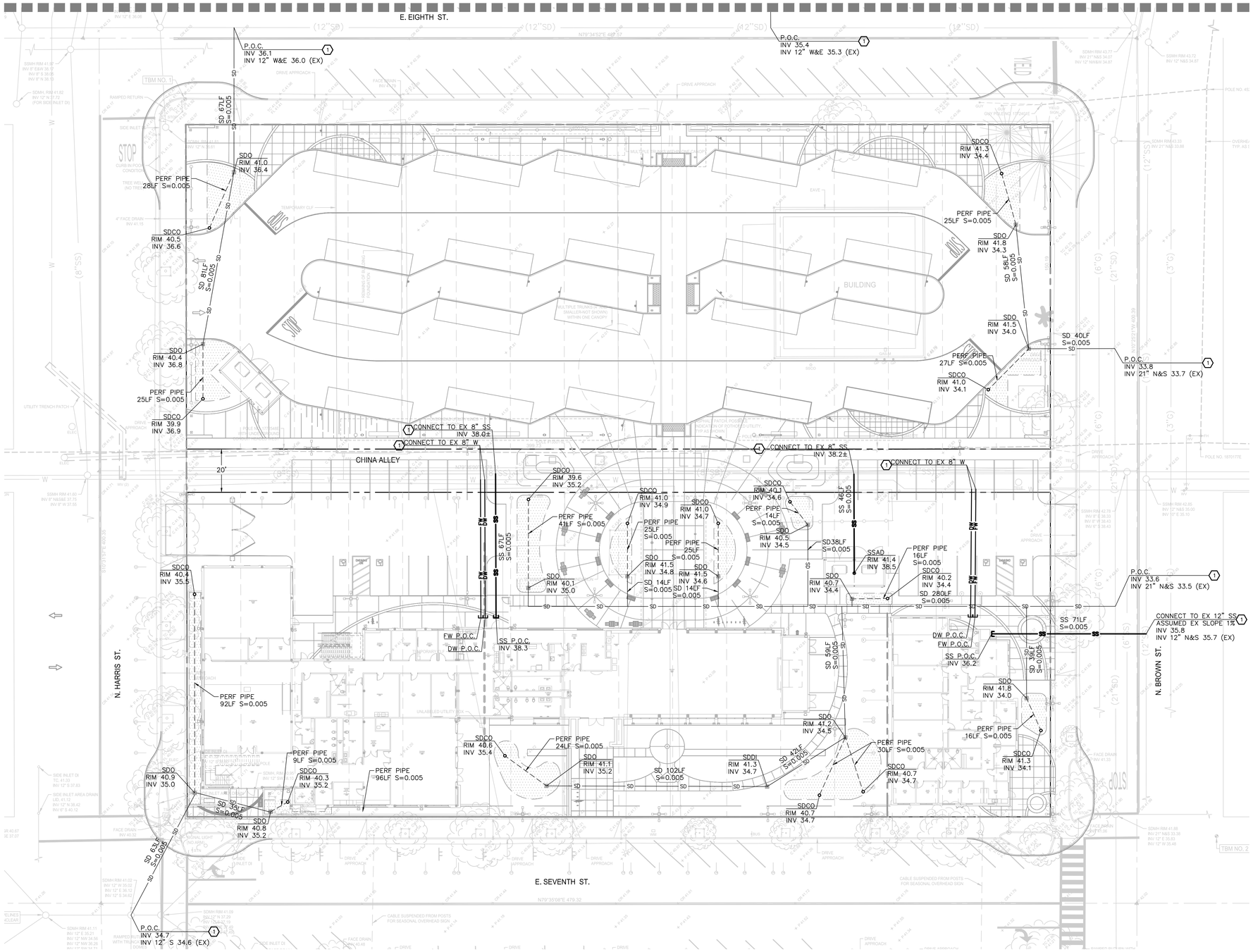
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C7

MATCHLINE - SEE SHEET C7



LEGEND

- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- PERFORATED STORM DRAIN LINE
- STORM DRAIN CLEANOUT
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- STORM DRAIN MANHOLE
- BIORETENTION BASIN

KEYNOTES

1. CONNECT TO EXISTING UTILITY

NOTES

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.
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5. INSTALL ALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS. CONTRACTOR TO VERIFY PATH PRIOR TO GRAVITY PIPE INSTALLATIONS.

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CIVIL UTILITY PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C8

LEGEND

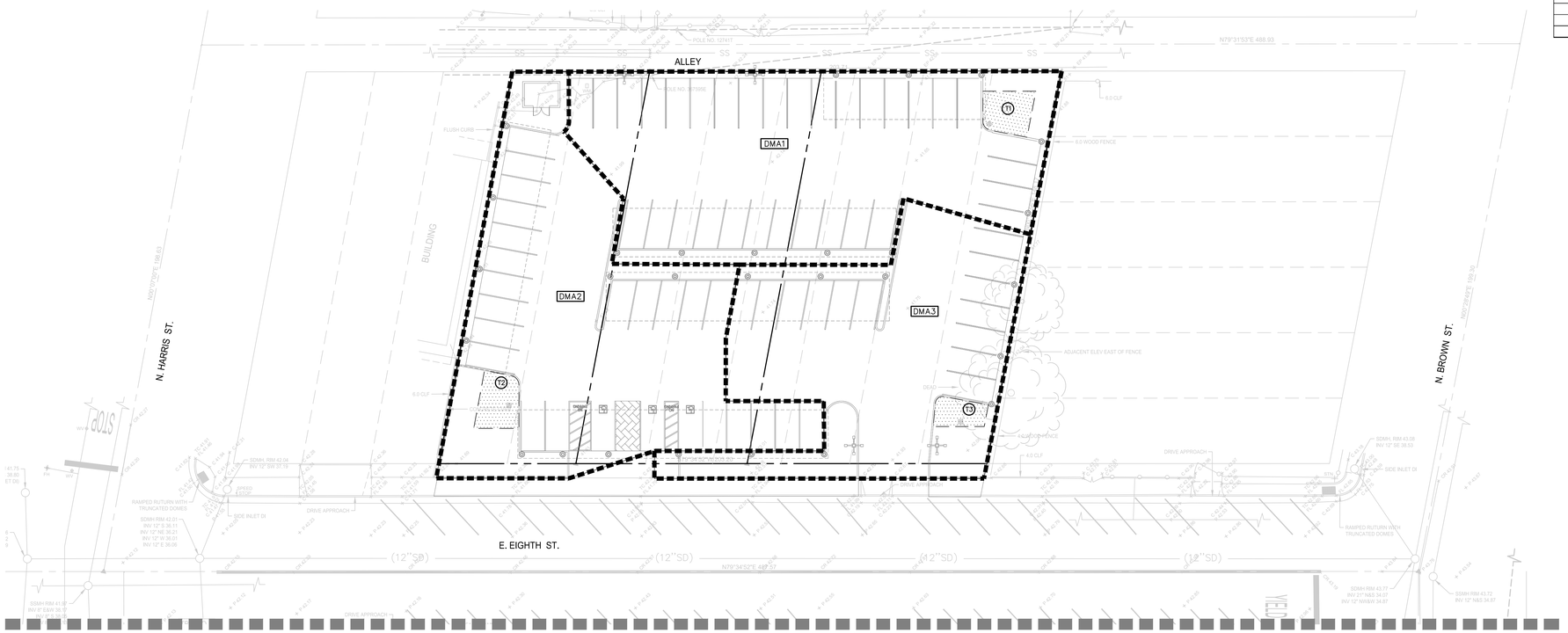
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (X / 7.20)
- DMA # — DMA LABEL
- T# — TREATMENT AREA LABEL

STORMWATER TREATMENT NOTES

1. SEE GRADING PLAN FOR BIORETENTION AREA ELEVATIONS.
2. BIORETENTION TREATMENT SHALL BE SIZED AS 4% OF IMPERVIOUS AREAS.

BIORETENTION TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TCM #	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
1	11,039	9,724	1,315	BIORETENTION	T1	234	281
2	10,889	8,699	2,190	BIORETENTION	T2	211	299
3	8,605	6,506	2,099	BIORETENTION	T3	160	190



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CIVIL STORM WATER CONTROL PLAN

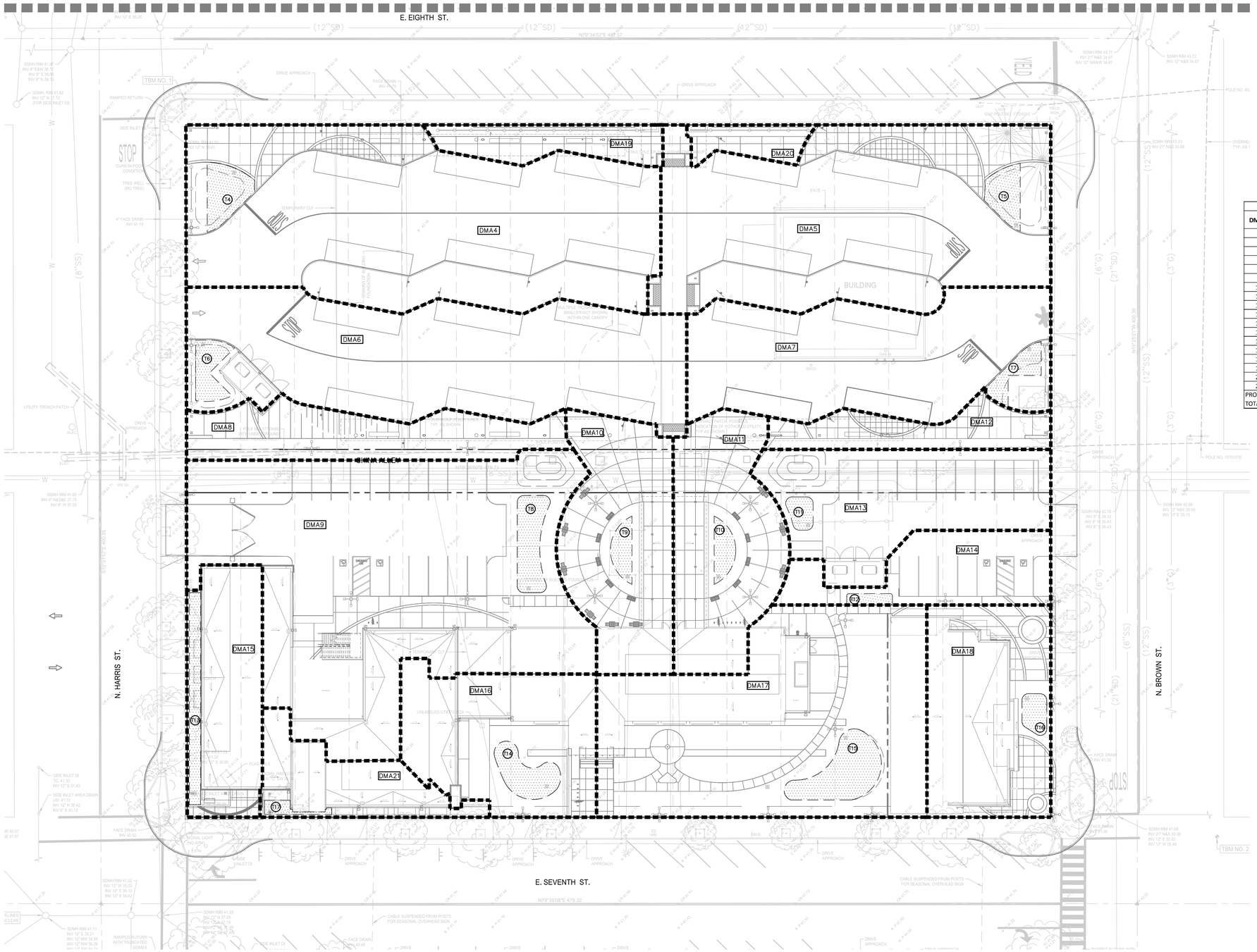
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C9

MATCHLINE - SEE SHEET C9



LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (X / 27.20)
- DMA# — DMA LABEL
- T# — TREATMENT AREA LABEL

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BIORETENTION TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TCM #	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
4	16,188	15,375	813	BIORETENTION	T4	366	472
5	14,033	13,186	847	BIORETENTION	T5	314	365
6	12,052	11,323	729	BIORETENTION	T6	271	349
7	8,790	8,076	714	BIORETENTION	T7	194	297
8	3,784	2,109	1,675	SELF-TREATING	-	1,055	1,675
9	18,243	14,538	3,705	BIORETENTION	T8	354	539
10	5,383	5,383	-	BIORETENTION	T9	128	227
11	5,245	5,245	-	BIORETENTION	T10	124	227
12	2,154	1,489	665	BIORETENTION	-	745	665
13	5,952	4,149	1,803	BIORETENTION	T11	103	162
14	3,177	2,028	1,149	BIORETENTION	T12	51	105
15	3,983	3,315	668	BIORETENTION	T13	80	511
16	5,575	1,098	4,477	BIORETENTION	T14	105	475
17	12,696	7,358	5,338	BIORETENTION	T15	188	875
18	5,627	5,182	445	BIORETENTION	T16	124	197
19	1,673	1,100	573	SELF-TREATING	-	550	573
20	838	547	291	SELF-TREATING	-	274	291
21	2,687	2,511	176	BIORETENTION	T17	60	108
PROJECT TOTALS	158,613	128,941	29,672				

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CIVIL STORM WATER CONTROL PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

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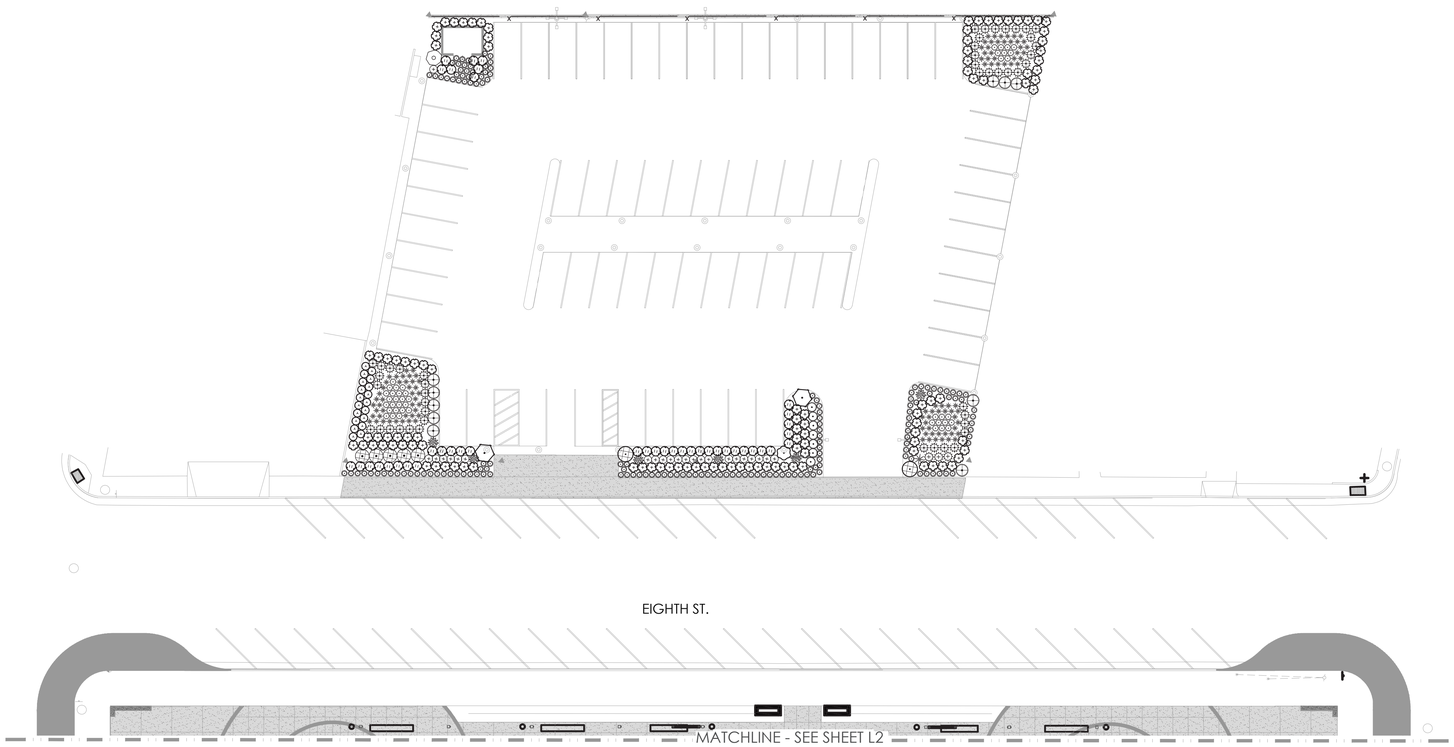


PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL	LOW
	ALOE X 'ANDORA'	SAFARI ORANGE ALOE	2 GAL	LOW
	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT KINNIKINNICK	5 GAL	LOW
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	PLUGS	LOW
	CEANOTHUS X "CENTENNIAL"	CENTENNIAL WILD LILAC	5 GAL	LOW
	EPILOBIUM CANUM 'SIDEWINDER'	SIDEWINDER CALIFORNIA FUCHSIA	1 GAL	LOW
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW
	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	LOW
BIOSWALE	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WUCOLS**
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	LOW
	CAREX SPISSA	SAN DIEGO SEDGE	5 GAL	LOW
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	5 GAL	VERY LOI
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	MODERA
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW

rrm design group

LANDSCAPE PLAN

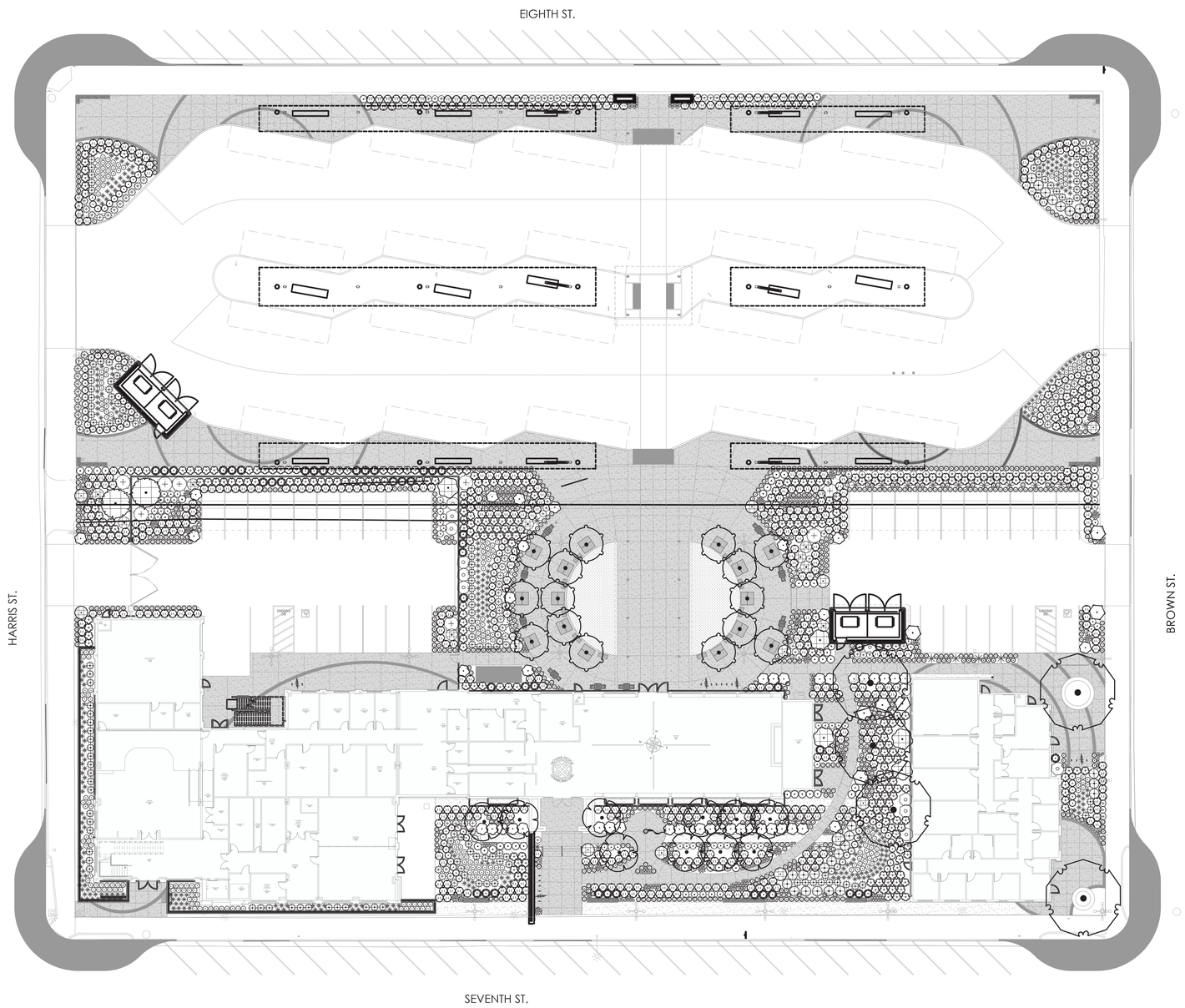
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

L1

MATCHLINE - SEE SHEET L1



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	15	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW
	10	OLEA EUROPAEA 'SIMAN HILL' TM	SIMAN HILL OLIVE	36" BOX MINIMUM	LOW
	5	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	24"BOX	MODERATE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	303	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
	18	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL	LOW
	24	ALOE X 'ANDORA'	SAFARI ORANGE ALOE	2 GAL	LOW
	5	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL	LOW
	2	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	15 GAL	VERY LOW
	12	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT KINNIKINNICK	5 GAL	LOW
	794	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	PLUGS	LOW
	54	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL WILD LILAC	5 GAL	LOW
	47	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	
	50	EPILOBIUM CANIUM 'SIDEWINDER'	SIDEWINDER CALIFORNIA FUCHSIA	1 GAL	LOW
	12	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
	519	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
	47	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW
	5	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT'	LACEY BLUE RUSSIAN SAGE	1 GAL	LOW
	7	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	7	SALVIA APIANA	WHITE SAGE	1 GAL	LOW
	11	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW
	59	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW
	66	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	LOW

BIOSWALE	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	112	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	LOW
	118	CAREX SPISSA	SAN DIEGO SEDGE	5 GAL	LOW
	292	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	5 GAL	VERY LOW
	228	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	MODERATE
	304	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	25	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW

0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

LANDSCAPE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

L2

Exhibit B
Site Plan Review No. 2022-10 Conditions of Approval

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
KALISH MORROW
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 29, 2022

PROJECT: Site Plan Review 2022-10 (502-1206) Revision 1

APPLICANT: RRM Design Group – Charles Dellinger

LOCATION: Block bounded by Harris, 7th, Brown, and 8th Streets (APN 012-042-004, -009, -010, -011, -012, -013, -014, -015, -017, and 010-275-009, -010, -011)

PROPOSAL: KART station

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 2, 2022

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☒ Your Plans must be reviewed by:

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission **CUP**
- ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 29, 2022
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). The Conditional Use Permit may require additional environmental review.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify, and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2022-10 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 2, 2022
SITE PLAN NUMBER: 2022-10 (FILE 502-1206) REVISION 1
CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for off-site parking facility ($3,500 fee)
- Parcel merger

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-10 Revision 1 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (17.28.060)

☒ That no structure shall be placed within a building setback area.

☒ That there is no front building setback area.

☒ That the rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then **the rear building setback shall be fifteen (15) feet**.

☒ That the side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

Distance between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Driveways: (Section 17.28.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.54)

☒ That a minimum of 104 spaces shall be maintained for the site. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Land Use	Parking Space Requirement	Measuring unit	# of Stalls Required
Board Chambers	1 space per 50 sq. ft.	1,670 sq. ft.	33
Office	1 space per 250 sq. ft.	11,199 sq. ft.	45
Transit	1 space per employee of the maximum working shift	26 employees	26
Total Spaces Required:			104

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One (1) standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

☒ Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

☒ That in all mixed use zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

Usable Open Space: (Section 17.28.110)

☒ That there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Landscaping: (Section 17.28.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Trash Collection Areas: (Section 17.50.090)

☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Fences and Walls: (Sections 17.28.130 and 17.50.110)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ **That no fence or wall shall be placed in front of or within any landscaped area located next to a street.**

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2022-010 (502-1206) KART
3-31-22
N/E Corner Seventh and Harris

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Commissioning Plan per 2019 CEnC
      4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
      4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable**. ****

   4.3 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
      4.3.10 **Landscape Calculations per Hanford City Ordinance**

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code.

14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

15. That the address will be assigned during the permit process.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-10

Date: February 28, 2022

Project #: 502-1206

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545.**
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.

2. ☐ This project must comply with latest applicable codes.

3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.

4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.

5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process.

6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted***. Please contact the Building department for submittal information.

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:

    - At least one man door shall be provided- only exterior door(s) are allowed
    - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
    - One-hour rated construction
    - Fire Sprinkler head coverage required

- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.

9. ☒ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project: _____

14. ☐ Fire hydrant spacing shall be as follows:

    - Section 507or as required by appendix C of the 2019 CFC.

15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).

17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards. See attached detail.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

19. ☒ Access road turning radius for fire apparatus is as follows:

- 20 feet, 1 inch inside turning radius
- 44 feet, 6 inch outside radius

20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
- **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
- **Access roads 32 feet in width or more:** No fire lanes required.

23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:

- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (**See www.knoxbox.com for current models)**

- **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
- In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☒ If commercial cooking equipment that produce grease laden vapors is installed, an extinguishing system shall be provided with a Type I hood***. A separate permit is required for the Type I hood***. Contact the **Building** department for submittal information.

29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

33. ☒ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1

37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.

38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9

39. ☒ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Seventh Street and Harris Street shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off Seventh Street and shall be bored.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

6. That the developer shall remove and terminate at the water main, per City Standards, all water services that are removed, abandoned, or not utilized from previous structures and service locations.

Sewer:

1. That the developer shall furnish and install a minimum six inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within the alley between Seventh Street and Eighth Street.

2. That the developer shall remove and terminate at the property line, to City Standards, all sewer services that are removed, abandoned, or not utilized from previous structures and service locations.

20' wide Utility Easement (former alley):

1. That the developer shall protect in place and shall not build any structures that would prohibit maintenance of the existing utilities within the easement.

John Doyel — 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall connect to the existing storm drainage system and provide adequate design for property drainage.

2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

3. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

4. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

John Doyel — 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

6. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

7. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvement by the City or issuance of building permits or whichever comes first.

Street Improvement Requirements:

1. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within parking lot and along development frontage of project site. The location of street lights shall be determined by the City Engineer during review of the project improvement plans and/or lighting plan.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the Seventh Street, Harris Street, Eighth Street, and Brown Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. New curbs, gutters, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-16 and shall be shown on the engineered site improvement plans.

2. That the developer shall upgrade the accessibility ramps located on the all four intersection frontages to meet current ADA requirements.

3. Developer shall install new bulbouts at all intersections per the City of Hanford Downtown Pedestrian and Traffic Safety project. Design shall be approved by the City Engineer,

Drive Approach Requirements:

1. That the drive approaches located along the project frontage shall be constructed in conformance with City Std. CO-41 or easy access curb returns as shown on site plan with City Engineer approval.

2. All existing drive approaches that are not utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

2. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the trash trucks.

3. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within the project site parking lot. The location of the street lights shall be approved by the City Engineer during review of the project improvement plan and/or lighting plan.

On-Street Parking:

1. If developer desires angled parking as shown on the site plan on Seventh Street and Eighth Street and no parking on Brown Street and Harris Street, then a request to the Parking and Traffic Commission will need to be made and processed per the City Municipal code.

John Doyel 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2016. All fees are payable prior to issuance of building permits**. (Building area: 31,343 sf – Commercial – Site Area: 3.50 Acres)**

A. That the development is subject to a **$92,642.70 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Based on 20% reduction for Central Parking and Improvement District in accordance with City Resolution 95-74-R.)

B. That the development is subject to a **$40,090.83 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$22,776.96 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$11,838.12 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$1.670.58 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$2,413.41 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$6.978 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on a 6 - 3 yard bins)

John Doyel 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

John Doyel 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

PERSPECTIVE - SOUTHWEST CORNER

KINGS COUNTY REGIONAL TRANSIT

VICINITY MAP

PROJECT DIRECTORY

OWNER:	ANGIE DOW KCAPTA 610 W. 7TH ST, HANFORD, CA 93230 (559)852-2692
ARCHITECT:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: CHARLES DELLINGER PHONE: (805)543-1794 EMAIL: CADELLINGER@RRMDESIGN.COM
PROJECT ADDRESS:	BLOCK BETWEEN E 7TH ST, E 8TH ST, N HARRIS ST, AND N BROWN ST.
APN:	012-042-015-000 012-042-004-000 012-042-017-000 012-042-014-000 012-042-013-000 012-042-012-000 012-042-011-000 012-042-010-000 012-042-009-000 010-275-009-000 010-275-010-000 010-275-011-000

PROJECT STATISTICS

ZONING	DOWNTOWN MIXED-USE (MX-D)
PARCEL SIZE:	3.5 ACRES (152,460 SF)
SITE FOOTPRINT - TOTAL	21,548 SF
SITE FOOTPRINT - TRANSIT	16,838 SF
SITE FOOTPRINT - KINGS VIEW	4,710 SF
MAX LOT COVERAGE[1]	
MAX. F.A.R.	NOT SPECIFIED IN CITY ZONE ORDINANCE
PROPOSED F.A.R.	.207(BUILDING GROSS/ PARCEL SIZE) (11,664 + 13,521 + 1,613 + 4,710) / 152,460
LANDSCAPE AREA	3,454 SF
IMPERVIOUS SURFACE	1,049 SF
MAX. ALLOWED HEIGHT	40 FT
MAX. PROPOSED HEIGHT	39 FT

YARD SETBACKS	**REQUIRED**	**PROPOSED**
FRONT	0 FT	4 FT
SIDE	0 FT	7 FT
REAR	0 FT[2]	204 FT 5 INCHES

1 PER THE HANFORD MUNICIPAL CODE SECTION 17.28.050 COVERAGE FOR LOTS IN THE DOWNTOWN MIXED-USE ZONE: THE MAXIMUM COVERAGE OF A LOT SHALL BE SHALL BE DETERMINED BY THE COMBINED BUILDING SETBACK AREA REQUIREMENTS, OPEN SPACE REQUIREMENTS, AND OFF-STREET PARKING AND LOADING REQUIREMENTS. (ORD. 17-04, 2017)
2 EXCEPT WHERE THE REAR LOT ABUTS A PUBLIC STREET, THE REAR BUILDING SETBACK SHALL BY 15 FT

PARKING

AUTO PARKING

REQUIRED[1]		
GOV OFFICE	1 SPACE PER 250SF 3,688 + 4,307 + 4,710 = 12,705 SF	51
TRANSIT	1 SPACE PER EMPLOYEE OF MAX WORKING SHIFT & THE # OF ADDITIONAL REQ'D BY THE SITE PLAN COMMITTEE	26
TOTAL		**77**
PROVIDED		
	8TH STREET LOT PARKING	70
	ON-SITE UNSECURED PARKING (BROWN ST)	17
	ON-SITE SECURED PARKING (HARRIS ST)	
	CAR	16
	MOTORCYCLE[3]	1
TOTAL		**104**

EV CHARGING (PER 2019 CAL GREEN, SEC. 5.106.5.3.3)
(101-150 PARKING SPACES) = 13 REQUIRED, **14** PROVIDED

CLEAN AIR VEHICLE (PER 2019 CAL GREEN, SEC. 5.106.5.2 TABLE 5.106.5.2)
(101-150 PARKING SPACES) = 18 REQUIRED, **18** PROVIDED

BICYCLE PARKING

REQUIRED[2]		
SHORT-TERM	5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES (1/2 OFF-SITE PARKING + ON-SITE UNSECURED PARKING)	3
LONG-TERM	5% OF TENANT-OCCUPIED VEHICULAR PARKING SPACES (1/2 OFF-SITE PARKING + ON-SITE UNSECURED PARKING)	3
TOTAL		**6**
PROVIDED		
	SHORT-TERM	9
	LONG-TERM	6
TOTAL		**15**

1 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.040
2 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.190 PARKING FOR BICYCLE AND LOW-EMISSION VEHICLES. PARKING FOR BICYCLES AND LOW-EMISSION VEHICLES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA BUILDING CODE. (ORD. 19-10 § 3, 2019; ORD. 17-04, 2017). THEREFORE, REQUIREMENTS ARE PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.106.4
3 PER THE HANFORD MUNICIPAL CODE SECTION 17.54.050 ITEM E. PARKING LOTS WITH FORTY (40) OR MORE SPACES MAY SUBSTITUTE STANDARD PARKING SPACES WITH MOTORCYCLE SPACES IF THEY ARE LOCATED WITHIN ONE HUNDRED FIFTY (150) FEET OF A BUILDING ENTRY. ONE (1) STANDARD SPACE MAY BE REPLACED WITH A MOTORCYCLE SPACE FOR EACH FORTY (40) REQUIRED SPACES, UP TO A MAXIMUM OF TWO-AND-ONE-HALF (2.5) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES.

PROJECT DESCRIPTION

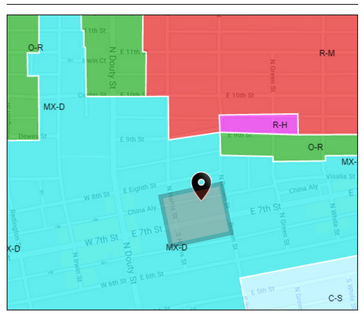
THE KINGS COUNTY REGIONAL TRANSIT WILL BE LOCATED ON SEVERAL PARCELS OF LAND IN THE CITY OF HANFORD IN KINGS COUNTY, CALIFORNIA. THE APPROXIMATELY FOUR-ACRE PROJECT SITE IS BOUND BY 7TH STREET TO THE SOUTH, HARRIS STREET TO THE WEST, BROWN STREET TO THE EAST, AND THE ALLEY BETWEEN 8TH AND 9TH STREET. THREE PARCELS TO THE NORTH OF 8TH WILL BE USED AS PARKING.

THE CONSTRUCTION CONSISTS OF, BUT IS NOT LIMITED TO, A TRANSIT CENTER, TRANSIT ADMINISTRATION OFFICES, REGIONAL PLANNING AGENCY OFFICE SPACE, 20 BUS BAYS, BIKE LOCKERS, TRANSPORTATION NETWORK COMPANY'S SPACE, PICKUP, DROP OFF AREA, AND A PUBLIC PLAZA. THE WELCOMING FACILITY WILL BE ENHANCED BY RESTROOMS, SHADE, AND MEETING ROOMS. THE PROJECT WILL INCLUDE DEMOLITION OF REMAINING STRUCTURES, EXTENSIVE UTILITY INFASTRUCTURE AND SITE PREPARATION.

SHEET INDEX

T1	TITLE SHEET
A1	PROPOSED SITE PLAN
A2	PROPOSED SITE PLAN - LOWER LOT
A3	PROPOSED SITE PLAN - REMOTE PARKING LOT
A4	FLOOR PLAN - TRANSIT BUILDING GROUND FLOOR
A5	FLOOR PLAN - TRANSIT BUILDING SECOND FLOOR
A6	FLOOR PLAN - KINGS VIEW GROUND FLOOR
A7	ELEVATIONS
A8	BUS SHELTERS
A9	TRASH ENCLOSURE
A10	NORTH CANOPY
A11	ISLAND CANOPY
C1	EXISTING CONDITIONS
C2	EXISTING CONDITIONS
C3	HORIZONTAL CONTROL PLA
C4	EXISTING CONDITIONS
C5	GRADING AND DRAINAGE PLAN
C6	GRADING AND DRAINAGE PLAN
C7	UTILITY PLAN
C8	UTILITY PLAN
C9	STORM WATER CONTROL PLAN
C10	STORM WATER CONTROL PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

ZONING MAP



CODE ANALYSIS

	TRANSIT CENTER	KINGS VIEW
TYPE OF CONSTRUCTION	VB	VB
FIRE SPRINKLERS	YES; NFPA-13	YES; NFPA-13
OCCUPANCY	A-3, B, S-1 (SEPARATED OCC.)	B
ALLOWABLE		
BUILDING HEIGHT	40 FT (A-3) 60 FT (B) 40 FT (S)	60 FT (B)
STORIES	1 (A-3) 3 (B) 2 (S-1)	3 (B)
AREA	18,000 SF (A-3) 27,000 SF (B) 27,000 SF (S-1)	27,000 SF (B)
PROPOSED		
BUILDING HEIGHT	39 FT	22 FT
STORIES	2	1
AREA	18,067 SF (1ST FL.) 8,731 SF (2ND FL.)	4,710 SF

BUILDING USE

TRANSIT BUILDING

ASSEMBLY		
	BOARD CHAMBERS	5,614
	BOARD CHAMBERS (±1,650)	
	TRAINING ROOMS (±1,200)	
	TRANSIT SEATING AREA	4,493
	EXTERIOR - COVERED ENTRY	329
	EXTERIOR - REAR CANOPY	1,229
TOTAL		**11,664**
OFFICE		
	TRANIST OFFICES/DISPATCH	3,917
	KCAG	3,688
	KCAPTA	4,307
	LOBBY	1,609
TOTAL		**13,521**
STORAGE		
	MAINTENANCE SHOP	**1,613**

KINGS VIEW

OFFICE	KINGS VIEW	4,710
TOTAL		**4710**

rrm design group

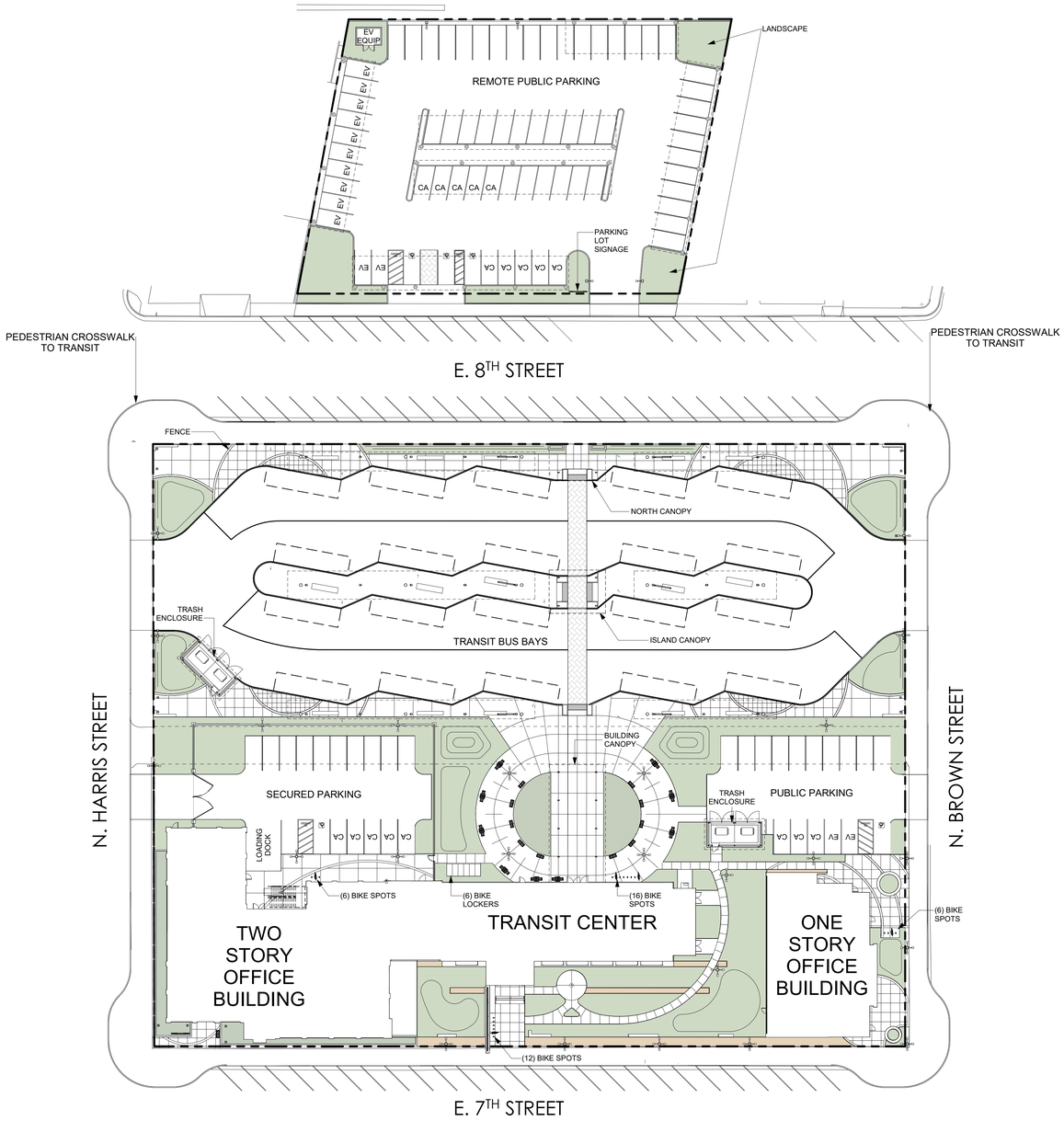
TITLE SHEET

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

T1



PARKING

8TH STREET REMOTE	
PUBLIC LOT	70
ON SITE PARKING	
PUBLIC (BROWN ST)	17
PRIVATE (HARRIS ST)	17
TOTAL ON SITE	**34**
TOTAL PARKING	
GRAND TOTAL	**104**

1 **ARCHITECTURAL SITE PLAN - OVERALL**
SCALE: 1" = 30'-0"

0 15 30 60
1" = 30'-0" 30X42 SHEET

rrm design group

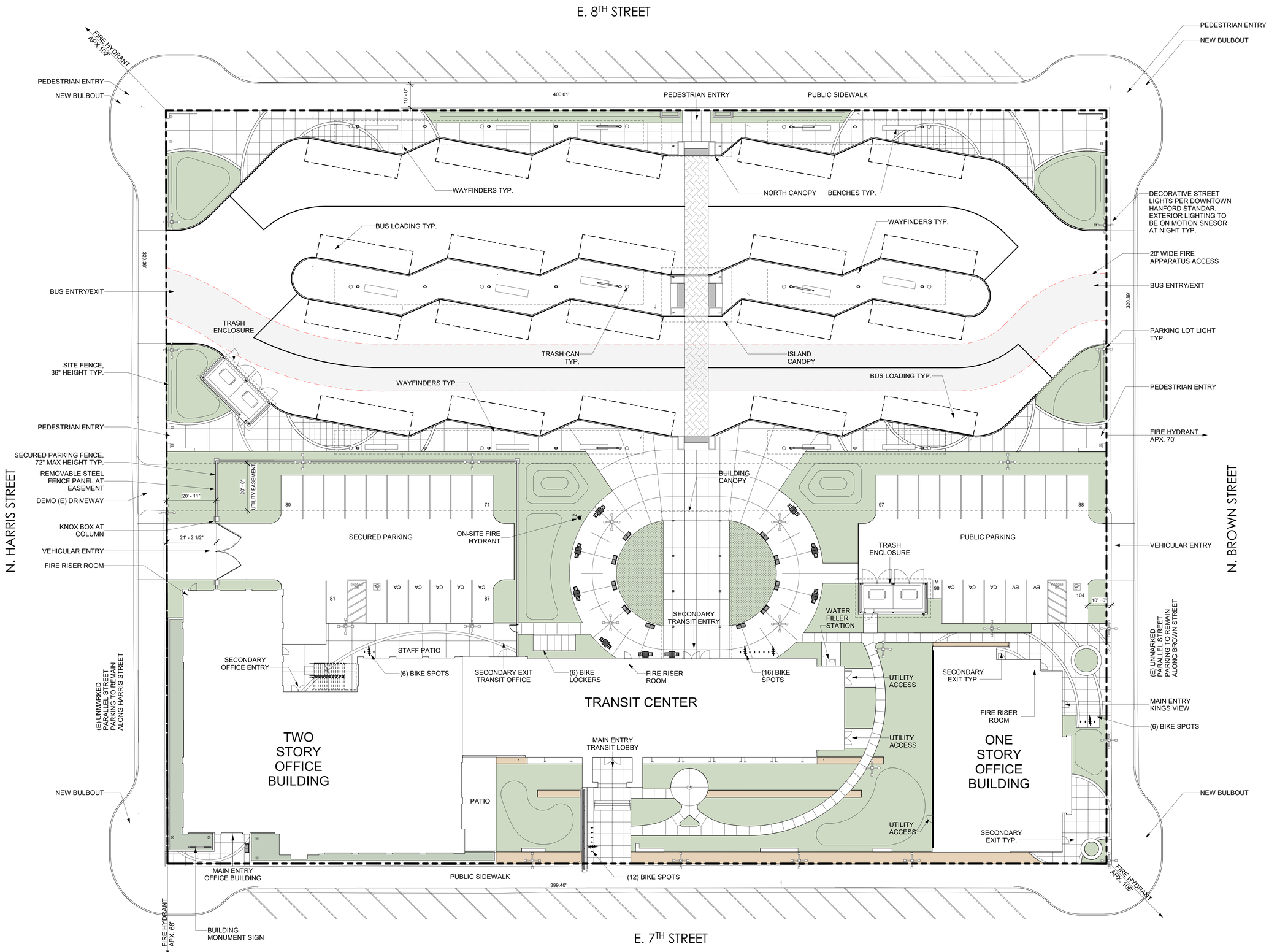
PROPOSED SITE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A1



1 ARCHITECTURAL SITE PLAN - SOUTH
SCALE: 1/16" = 1'-0"

0 8 16 32
1/16" = 1'-0" 30X42 SHEET

rrm design group

PROPOSED SITE PLAN - LOWER LOT

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A2

1 **ARCHITECTURAL SITE PLAN - NORTH**
SCALE: 1/16" = 1'-0"

0 8 16 32
1/16" = 1'-0" 30X42 SHEET

rrm design group

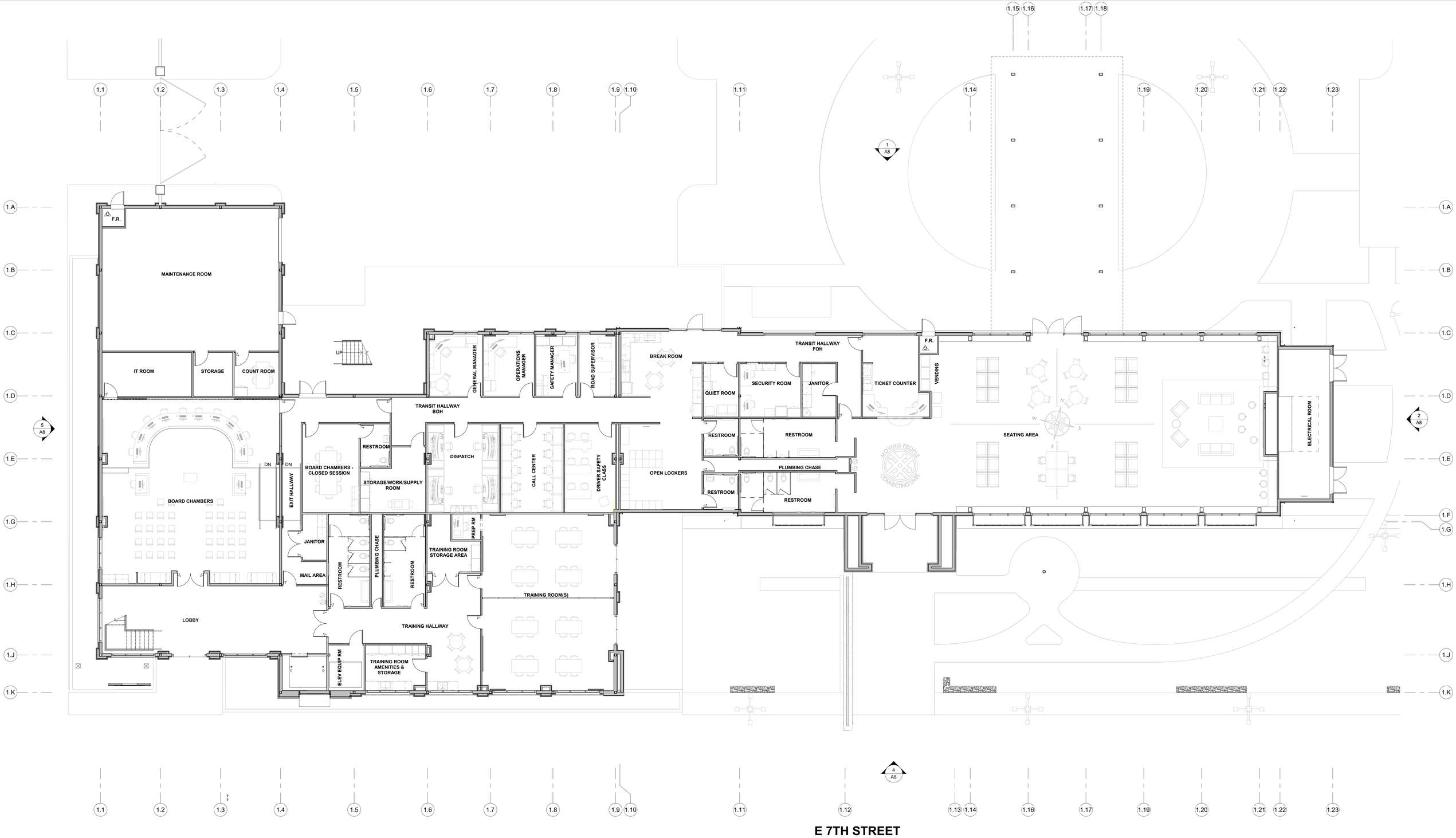
PROPOSED SITE PLAN - REMOTE PARKING LOT

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A3



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - TRANSIT BUILDING GROUND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A4

0 4 8 16

1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - TRANSIT BUILDING SECOND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A5

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

FLOOR PLAN - KINGS VIEW GROUND FLOOR

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A6

1 SITE - NORTH ELEVATION

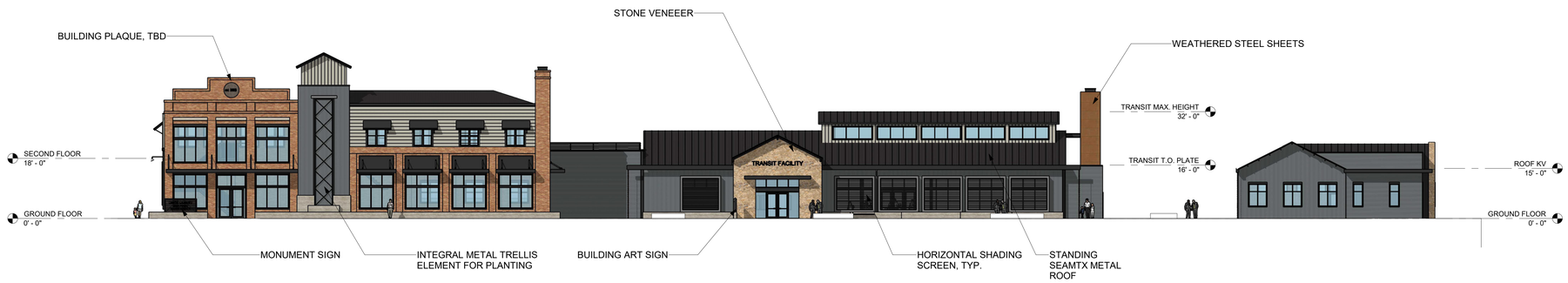
SCALE: 1/16" = 1'-0"

2 SITE - EAST ELEVATION - TRANSIT

SCALE: 1/16" = 1'-0"

3 SITE - EAST ELEVATION - KV

SCALE: 1/16" = 1'-0"



4 SITE - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

5 SITE - WEST ELEVATION - TRANSIT

SCALE: 1/16" = 1'-0"

6 SITE - WEST ELEVATION - KV

SCALE: 1/16" = 1'-0"

0 8 16 32

1/16" = 1'-0" 30X42 SHEET

rrm design group

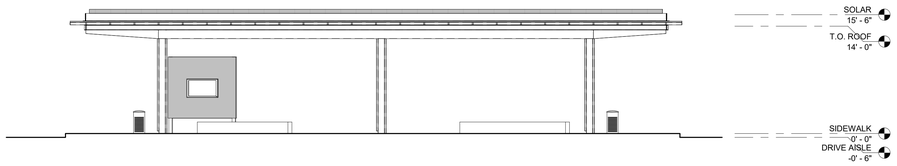
ELEVATIONS

KINGS COUNTY REGIONAL TRANSIT

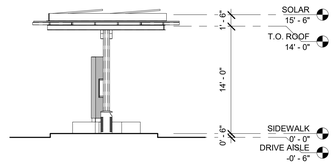
06 JULY 2022

2366-01-CI21

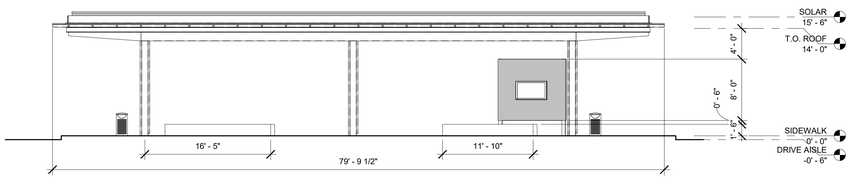
A7



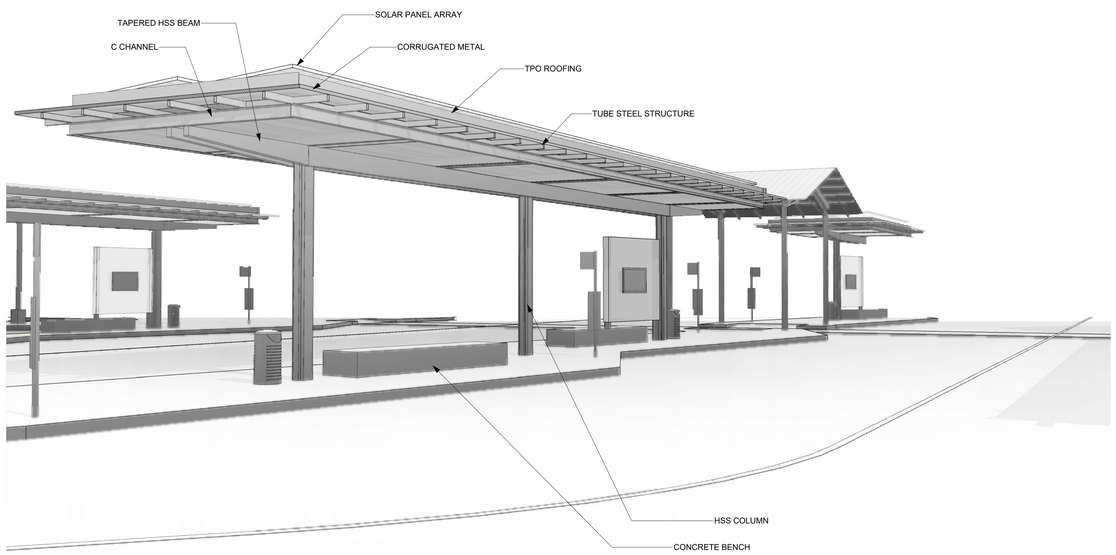
1 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"



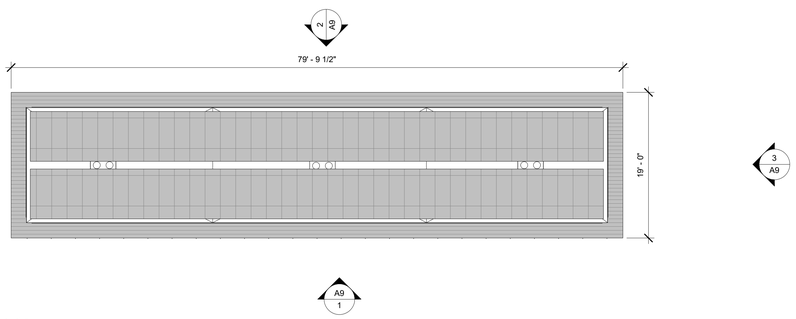
3 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



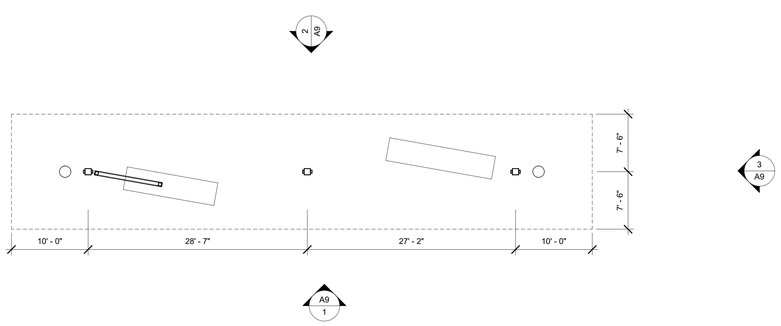
2 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



6 **BUS SHELTER**
SCALE:



5 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



4 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4 8 16
1/8" = 1'-0" 30X42 SHEET

rrm design group

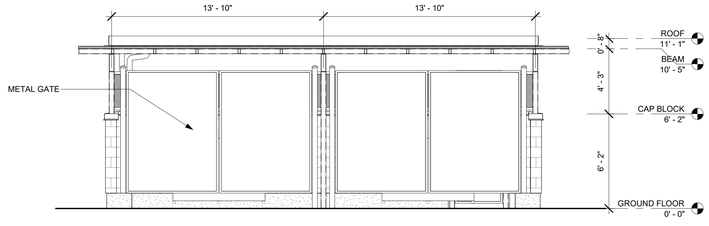
BUS SHELTERS

KINGS COUNTY REGIONAL TRANSIT

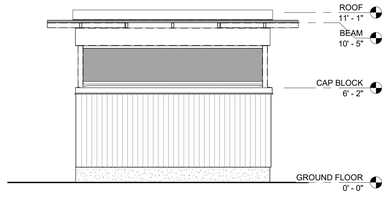
06 JULY 2022

2366-01-CI21

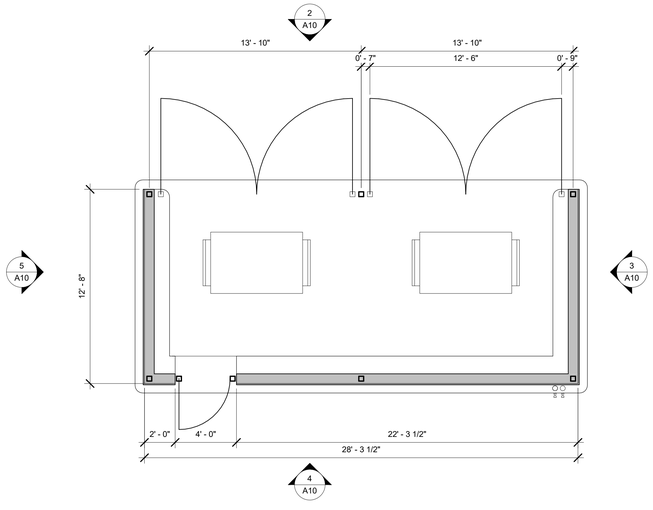
A8



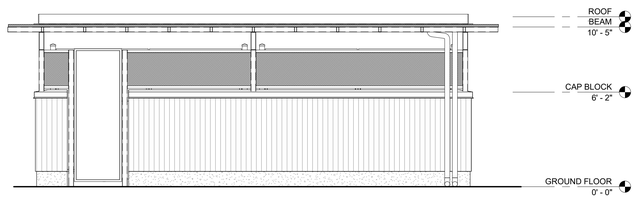
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



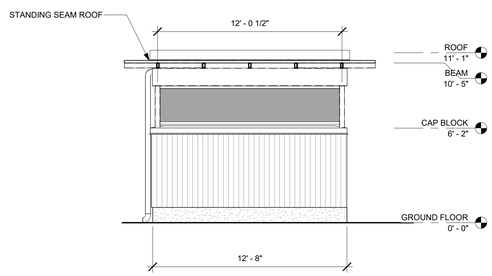
5 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



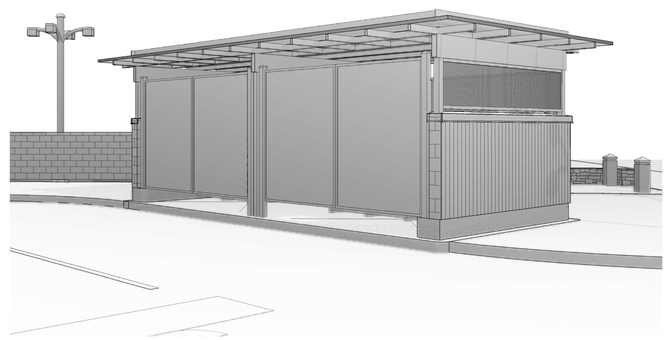
1 FLOOR PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE
SCALE:

0 2 4 8
1/4" = 1'-0" 30X42 SHEET

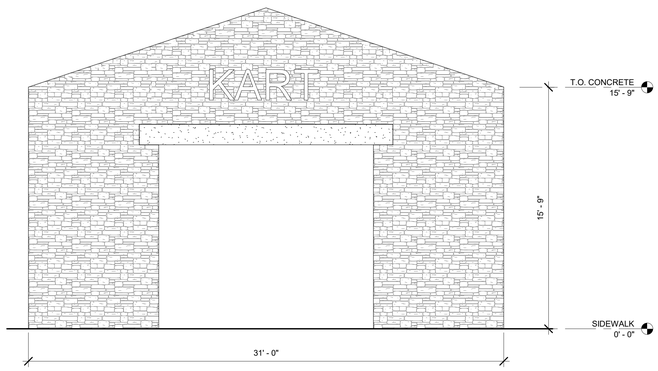
rrm design group

TRASH ENCLOSURE
KINGS COUNTY REGIONAL TRANSIT

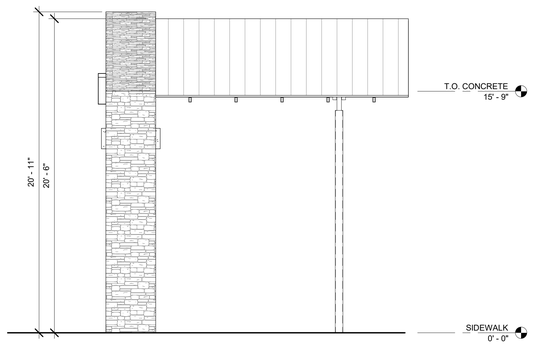
06 JULY 2022

2366-01-CI21

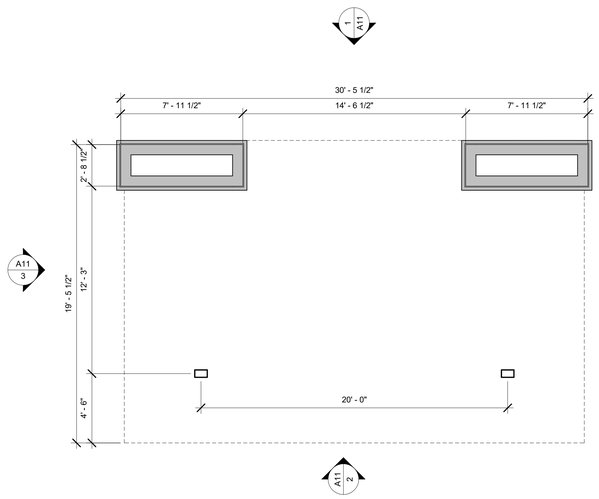
A9



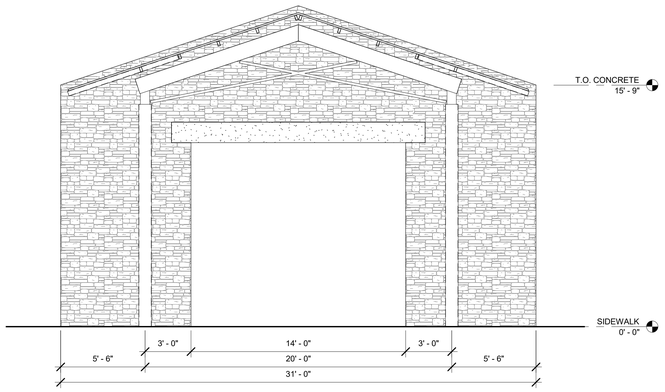
1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



3 **SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



4 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

5 **NORTH CANOPY**
SCALE:

0 2 4 8
1/4" = 1'-0" 30X42 SHEET

rrm design group

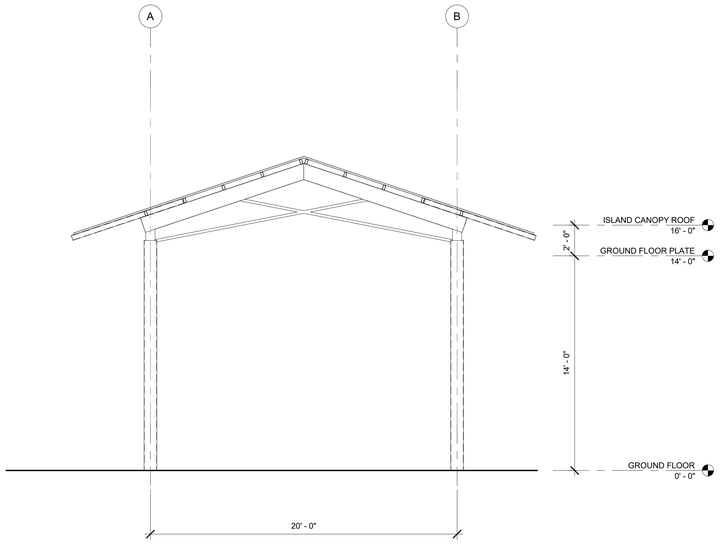
NORTH CANOPY

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

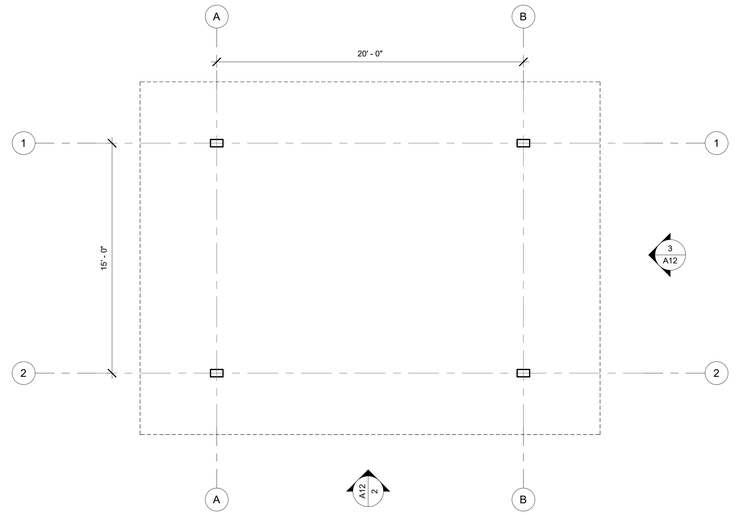
2366-01-CI21

A10



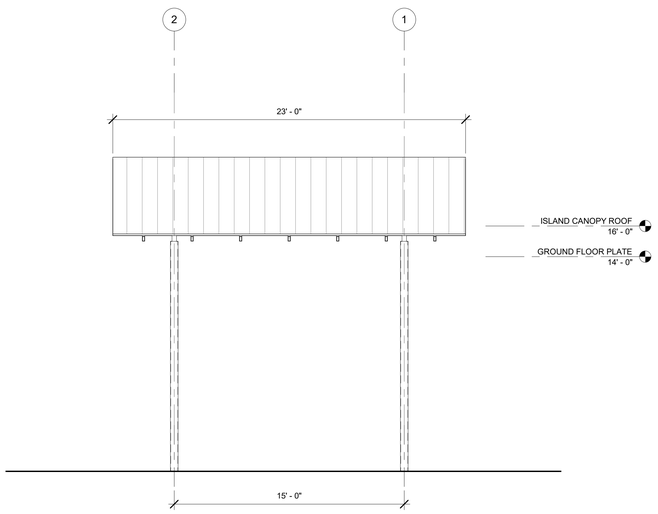
2 FRONT AND REAR ELEVATION

SCALE: 1/4" = 1'-0"



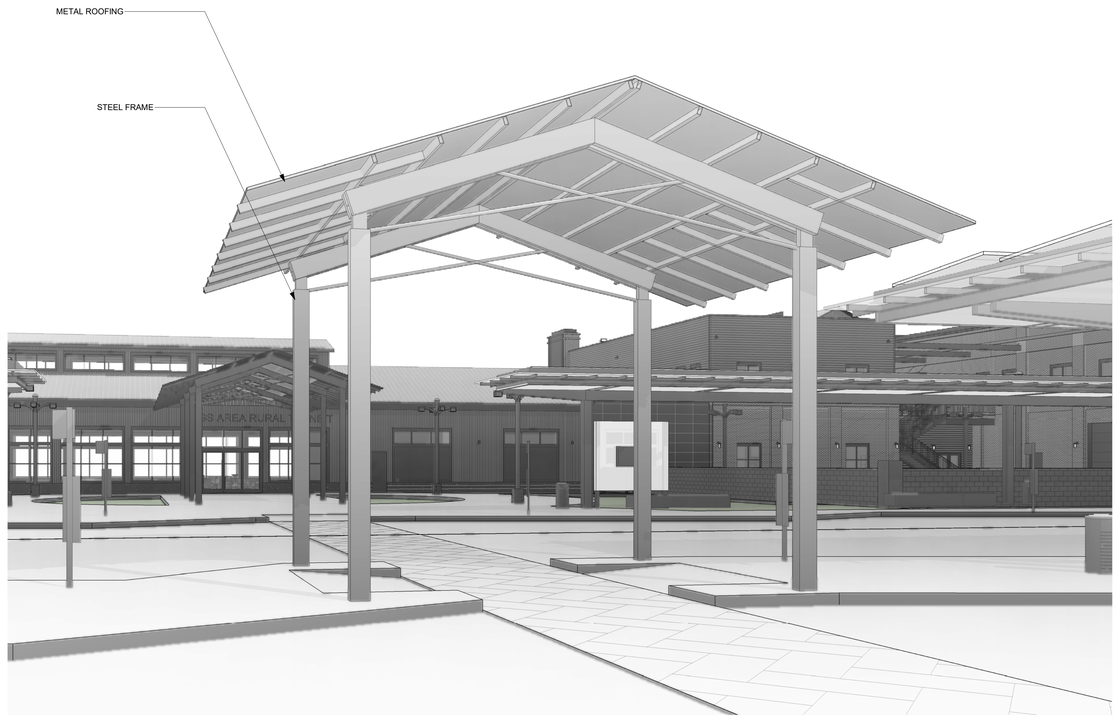
4 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 ISLAND CANOPY

SCALE:

0 2 4 8

1/4" = 1'-0" 30X42 SHEET

rrm design group

ISLAND CANOPY

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

A11

LEGEND

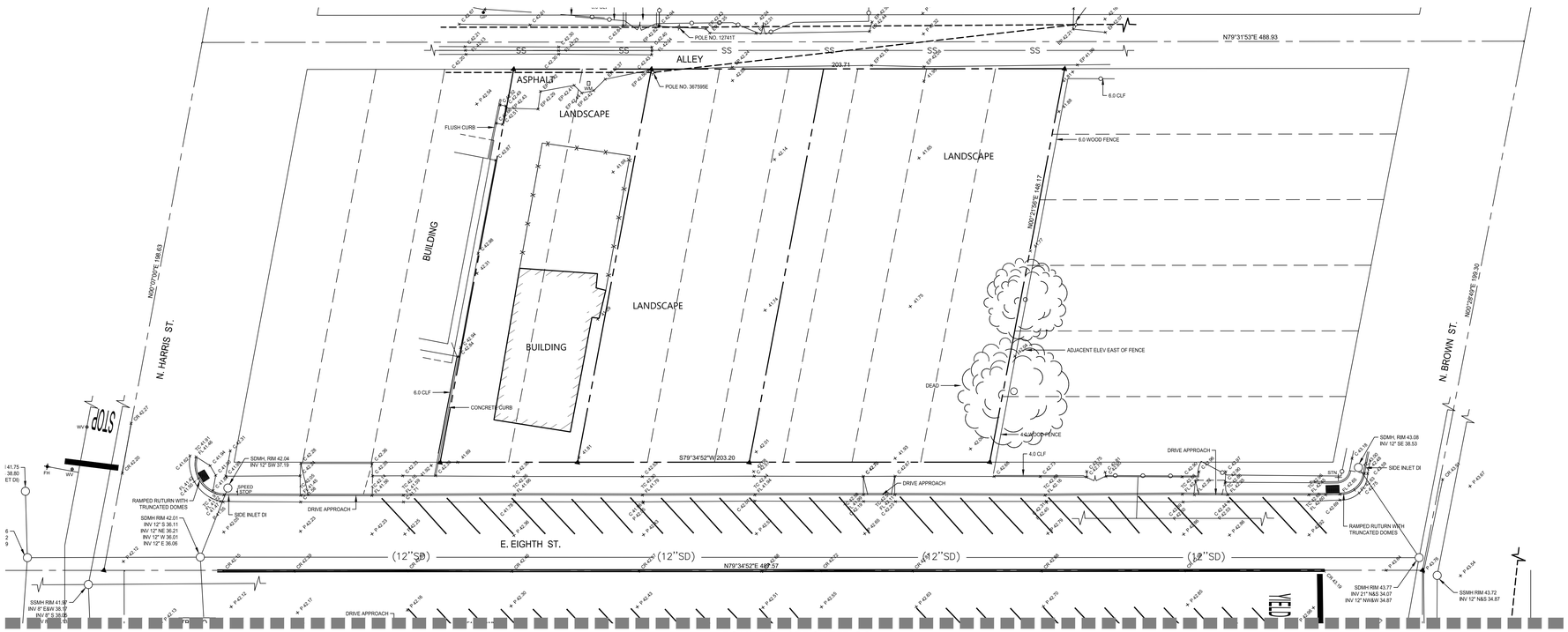
- PROPERTY LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- ELECTRICAL LINE
- FENCE LINE
- BUILDING
- WALL WITH FENCE
- WHEEL STOP

ABBREVIATIONS

DI	DRAIN INLET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GAS-M	GAS METER
GP	GUY POLE
GR	GRATE
INV	INVERT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

NOTES

1. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.



0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

EXISTING CONDITIONS

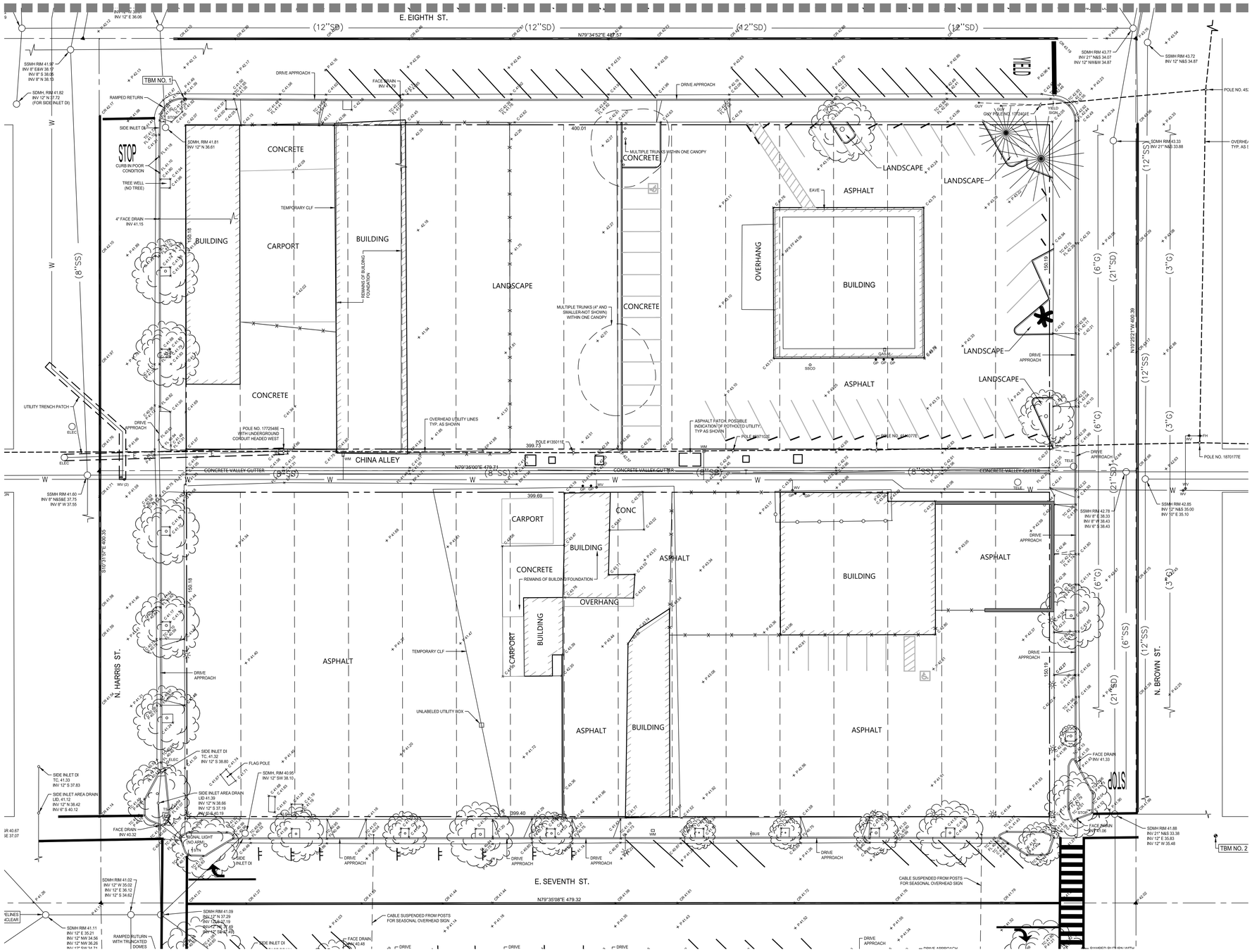
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C1

MATCHLINE - SEE SHEET C1



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- G — GAS LINE
- W — WATER LINE
- STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- FENCE LINE
- BUILDING
- WALL WITH FENCE
- WHEEL STOP

ABBREVIATIONS

DI	DRAIN INLET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GAS-M	GAS METER
GP	GUY POLE
GR	GRATE
INV	INVERT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

NOTES

1. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.

0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

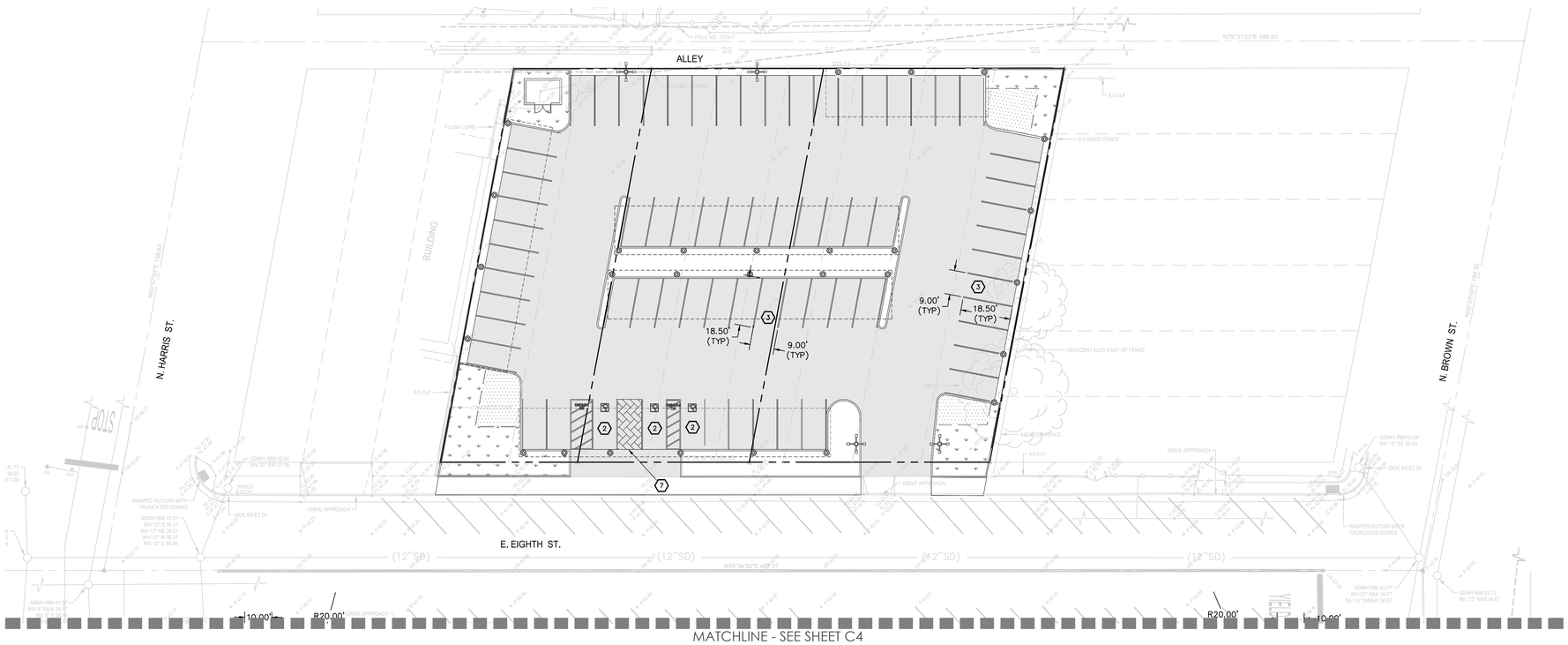
EXISTING CONDITIONS

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C2



LEGEND

- CONCRETE PAVEMENT
- BIORETENTION BASIN
- LANDSCAPE
- ASPHALT PAVEMENT
- CONCRETE PAVERS
- ARTIFICIAL TURF SEE LANDSCAPE PLANS FOR DETAILS

KEYNOTES

1. ADA CURB RAMP
2. ADA PARKING STALLS
3. PARKING STALLS
4. BIORETENTION CURB OPENING
5. DETECTABLE WARNING TRUNCATED DOMES
6. WHEEL STOP
7. FLUSH CURB
8. DRIVEWAY
9. ASPHALT PLUG
10. TRASH ENCLOSURE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS, THEREFORE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THE PROVIDED DIMENSIONS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE SCORING AND FINISH, AND LANDSCAPE DETAILS.
5. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE COUNTY OF HANFORD STANDARD PLANS.
6. FOR WALKS AND IN ADA ACCESSIBLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2% GRADE.
7. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE COUNTY OF HANFORD.
8. ALL SIGNING AND STRIPING, INCLUDING ADA, SHALLBE PER CALIFORNIA MUTCD AND 2019 CBC.
9. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.

0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

SECOND AND THIRD FLOOR PLAN

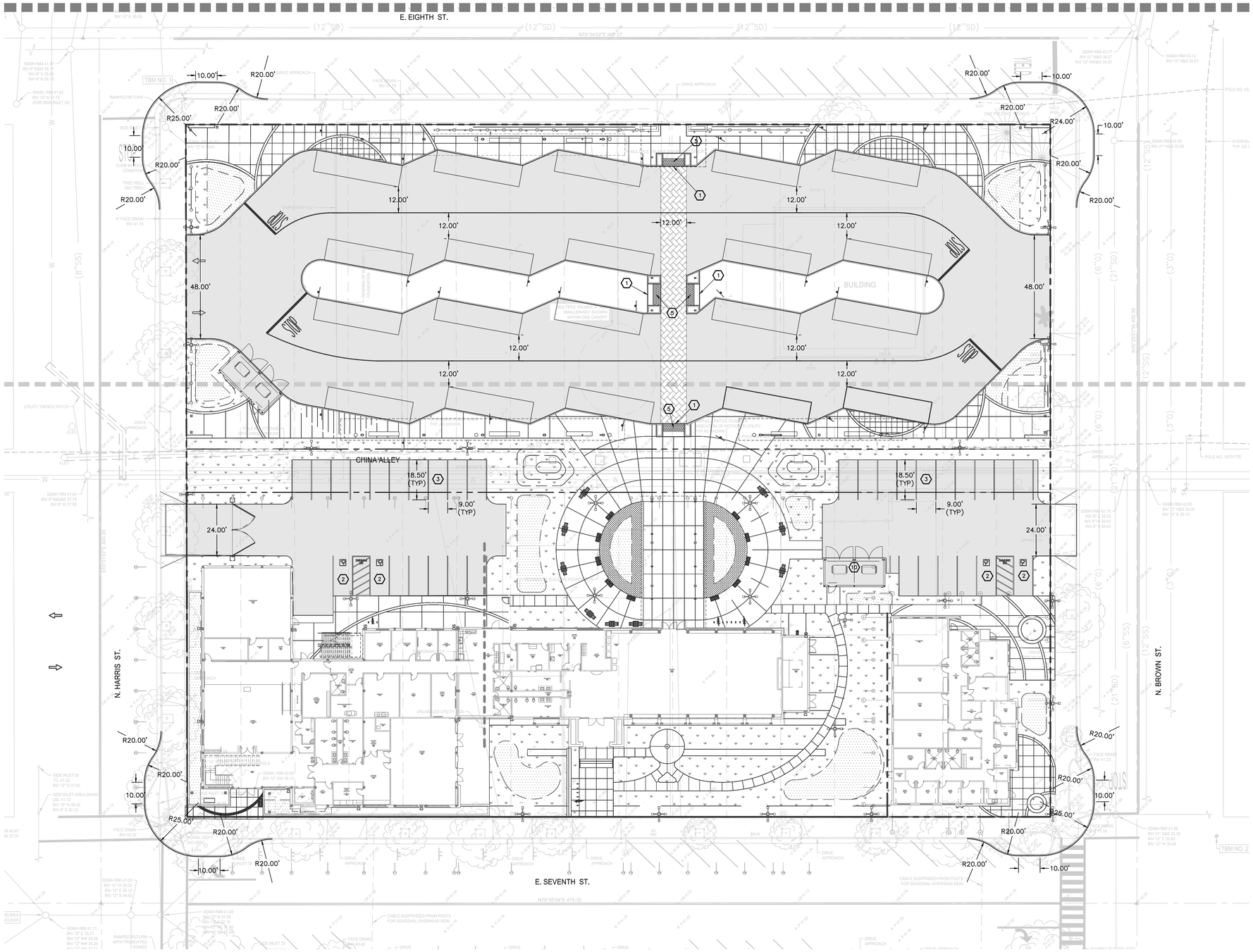
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C3

MATCHLINE - SEE SHEET C3



LEGEND

- CONCRETE PAVEMENT
- BIORETENTION BASIN
- LANDSCAPE
- ASPHALT PAVEMENT
- CONCRETE PAVERS
- ARTIFICIAL TURF SEE LANDSCAPE PLANS FOR DETAILS

KEYNOTES

1. ADA CURB RAMP
2. ADA PARKING STALLS
3. PARKING STALLS
4. BIORETENTION CURB OPENING
5. DETECTABLE WARNING TRUNCATED DOMES
6. WHEEL STOP
7. FLUSH CURB
8. DRIVEWAY
9. ASPHALT PLUG
10. TRASH ENCLOSURE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS, THEREFORE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THE PROVIDED DIMENSIONS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE SCORING AND FINISH, AND LANDSCAPE DETAILS.
5. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE COUNTY OF HANFORD STANDARD PLANS.
6. FOR WALKS AND IN ADA ACCESSIBLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2% GRADE.
7. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE COUNTY OF HANFORD.
8. ALL SIGNING AND STRIPING, INCLUDING ADA, SHALLBE PER CALIFORNIA MUTCD AND 2019 CBC.
9. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.

0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

SECOND AND THIRD FLOOR PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

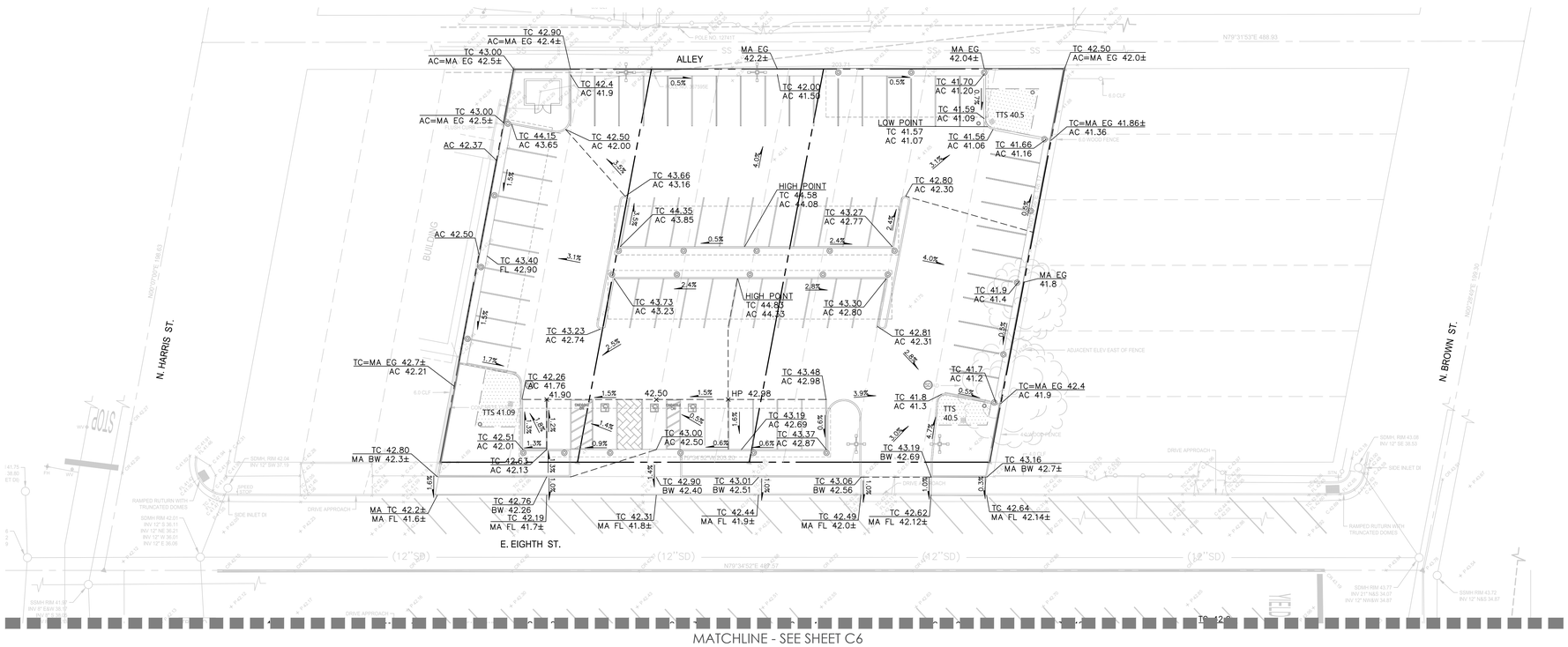
C4

LEGEND

— — — — — —	GRADE BREAK LINE
X.X%	SURFACE SLOPE
XX.X	SPOT ELEVATION
	BIORETENTION AREA

ABBREVIATIONS

BS	BOTTOM OF STAIRS
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
MA	MATCH
TC	TOP OF CURB
TW	TOP OF WALL
TS	TOP OF STAIRS
TTS	TOP OF TREATMENT SOIL



NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.

2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
   2.1. WIDTH = 3'-0" MIN.
   2.2. DEPTH = 5'-0" MIN.
   2.3. CROSS SLOPE = 0.5% MIN, 2.0% MAX

3. ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM 2.0% IN ALL DIRECTIONS.

4. MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.9% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.9% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.

5. ALL MANHOLES, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

6. FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.

7. THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPEDE RUNOFF FROM ADJACENT PROPERTIES.

8. ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 4 FEET MINIMUM IN HARDSCAPED AREAS, AND A MINIMUM SLOPE OF 5% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.

9. IF DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACFTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE CITY OF HANSFORD.

10. SEE UTILITY PLAN FOR UTILITY GRATES, RIMS, AND LIDS. ALL GRATES, RIMS, AND LIDS SHALL BE ADA AND HEEL PROOF RATED, AS WELL AS NON-SLIP.

0 10 20 40
1:20 SCALE 30X42 SHEET

rrm design group

CIVIL GRADING AND DRAINAGE PLAN

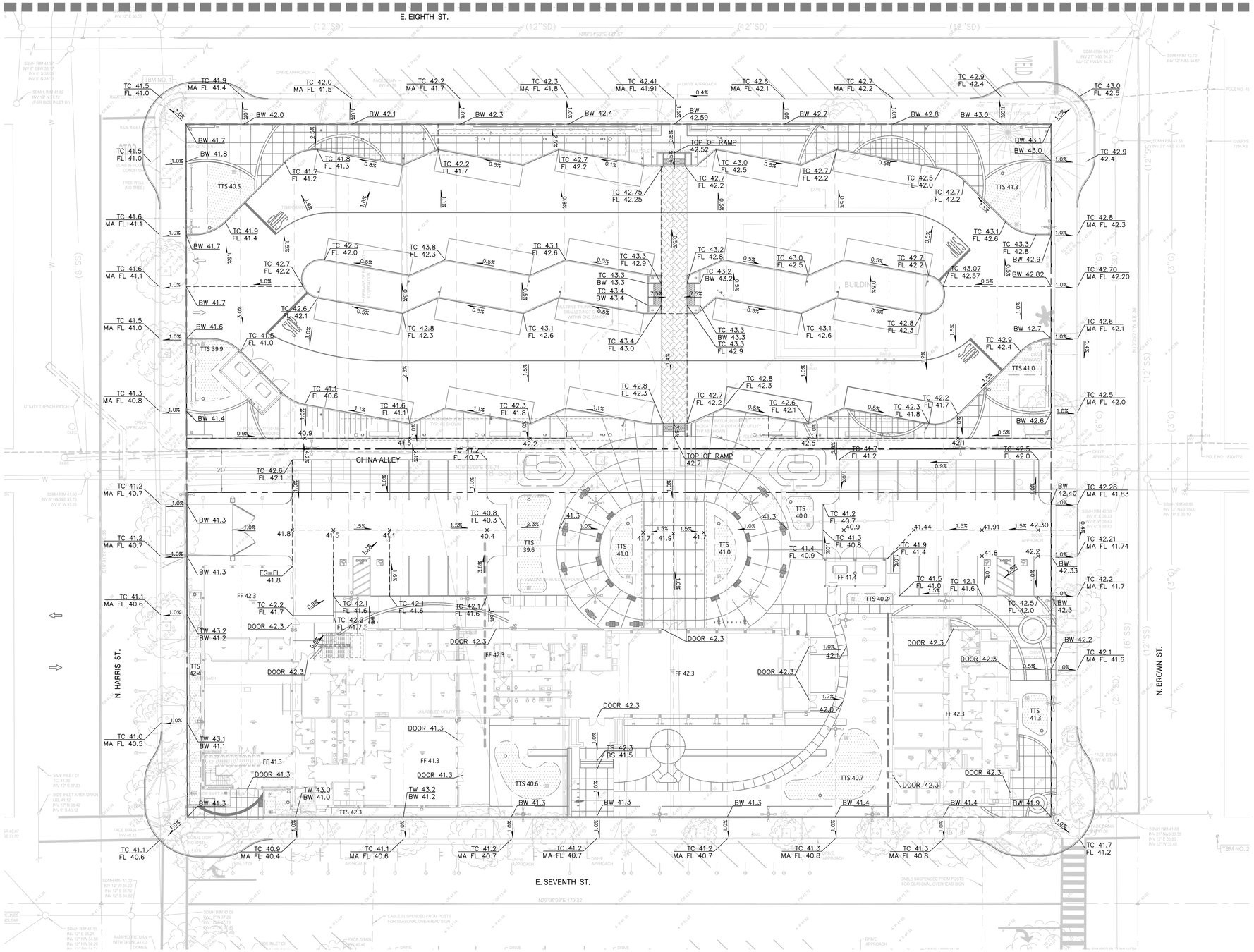
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C5

MATCHLINE - SEE SHEET C5



LEGEND

- GRADE BREAK LINE
- X.X% — SURFACE SLOPE
- XX.X — SPOT ELEVATION
- BIORETENTION AREA

ABBREVIATIONS

BS	BOTTOM OF STAIRS
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
MA	MATCH
TC	TOP OF CURB
TW	TOP OF WALL
TS	TOP OF STAIRS
TTS	TOP OF TREATMENT SOIL

NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.
2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
   - 2.1. WIDTH = 3'-0" MIN.
   - 2.2. DEPTH = 5'-0" MIN.
   - 2.3. CROSS SLOPE = 0.5% MIN, 2.0% MAX
3. ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM 2.0% IN ALL DIRECTIONS.
4. MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.9% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.9% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.
5. ALL MANHOLES, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.
7. THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
8. ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 4 FEET MINIMUM IN HARDSCAPED AREAS, AND A MINIMUM SLOPE OF 5% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.
9. IF DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACFTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE CITY OF HANSFORD.
10. SEE UTILITY PLAN FOR UTILITY GRATES, RIMS, AND LIDS. ALL GRATES, RIMS, AND LIDS SHALL BE ADA AND HEEL PROOF RATED, AS WELL AS NON-SLIP.

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rrm design group

CIVIL GRADING AND DRAINAGE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C6

LEGEND

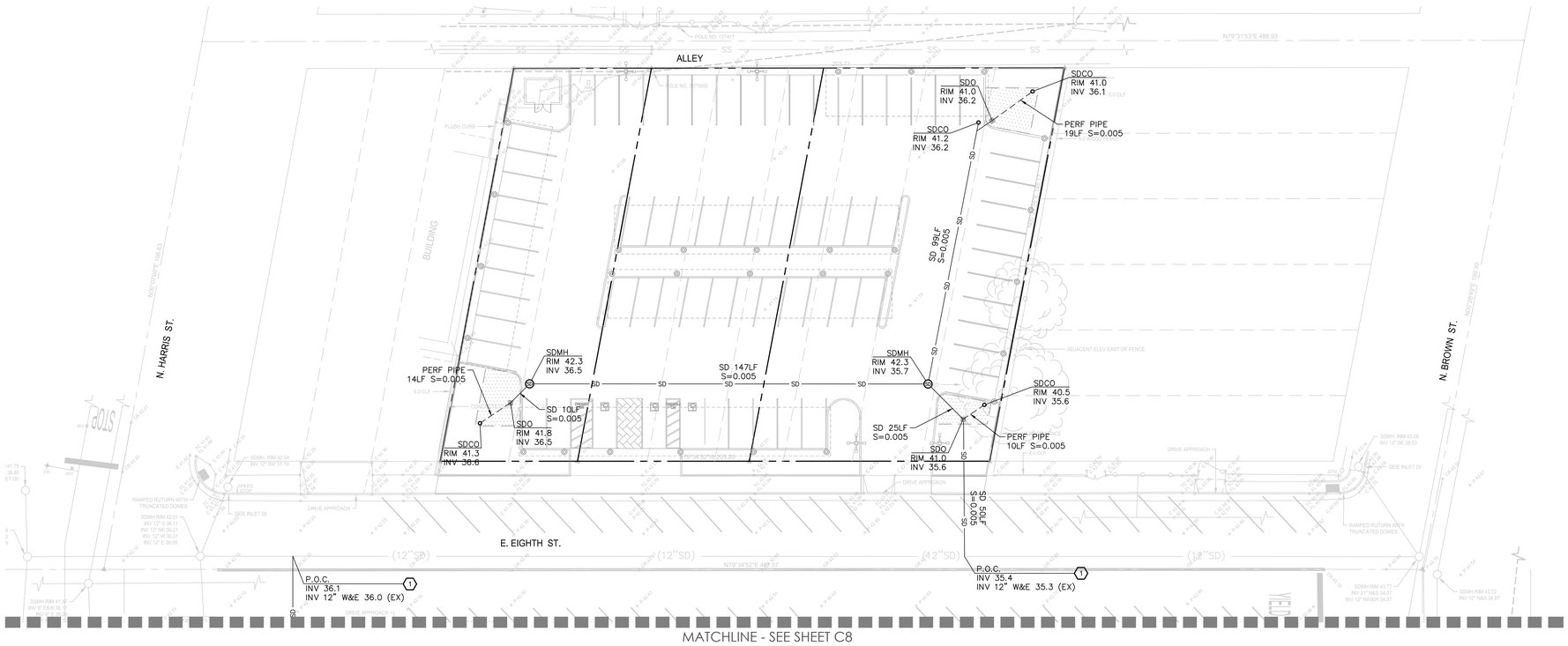
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- PERFORATED STORM DRAIN LINE
- STORM DRAIN CLEANOUT
- STORM DRAIN OVERFLOW/INLET
- STORM DRAIN MANHOLE
- BIORETENTION BASIN

KEYNOTES

1. CONNECT TO EXISTING UTILITY

NOTES

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, "GEOTECHNICAL FEASIBILITY REPORT FOR THE KINGS AREA RAPID TRANSIT (KART) STATION; APNS: 012-042-004, 009, 010, 011, 013, 014, &015 | E. 7TH STREET, N. HARRIS STREET, N. BROWN STREET, & 9TH STREET; HANSFORD, KINGS COUNTY, CA," PREPARED BY SOILS ENGINEERING, INC., DATED JULY 18, 2019.
2. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL, AND RELOCATION.
3. CONTRACTOR TO VERIFY UTILITY DEPTHS. CONTRACTOR SHALL VERIFY EXISTING INVERTS AND PIPE SIZES BEFORE TRENCHING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE PLANS BEFORE PROCEEDING.
4. PROVIDE 12" MINIMUM VERTICAL CLEARANCE, AND 12" MINIMUM HORIZONTAL CLEARANCE FOR PARALLEL UTILITIES, BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.
5. INSTALL ALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS. CONTRACTOR TO VERIFY PATH PRIOR TO GRAVITY PIPE INSTALLATIONS.



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CIVIL UTILITY PLAN

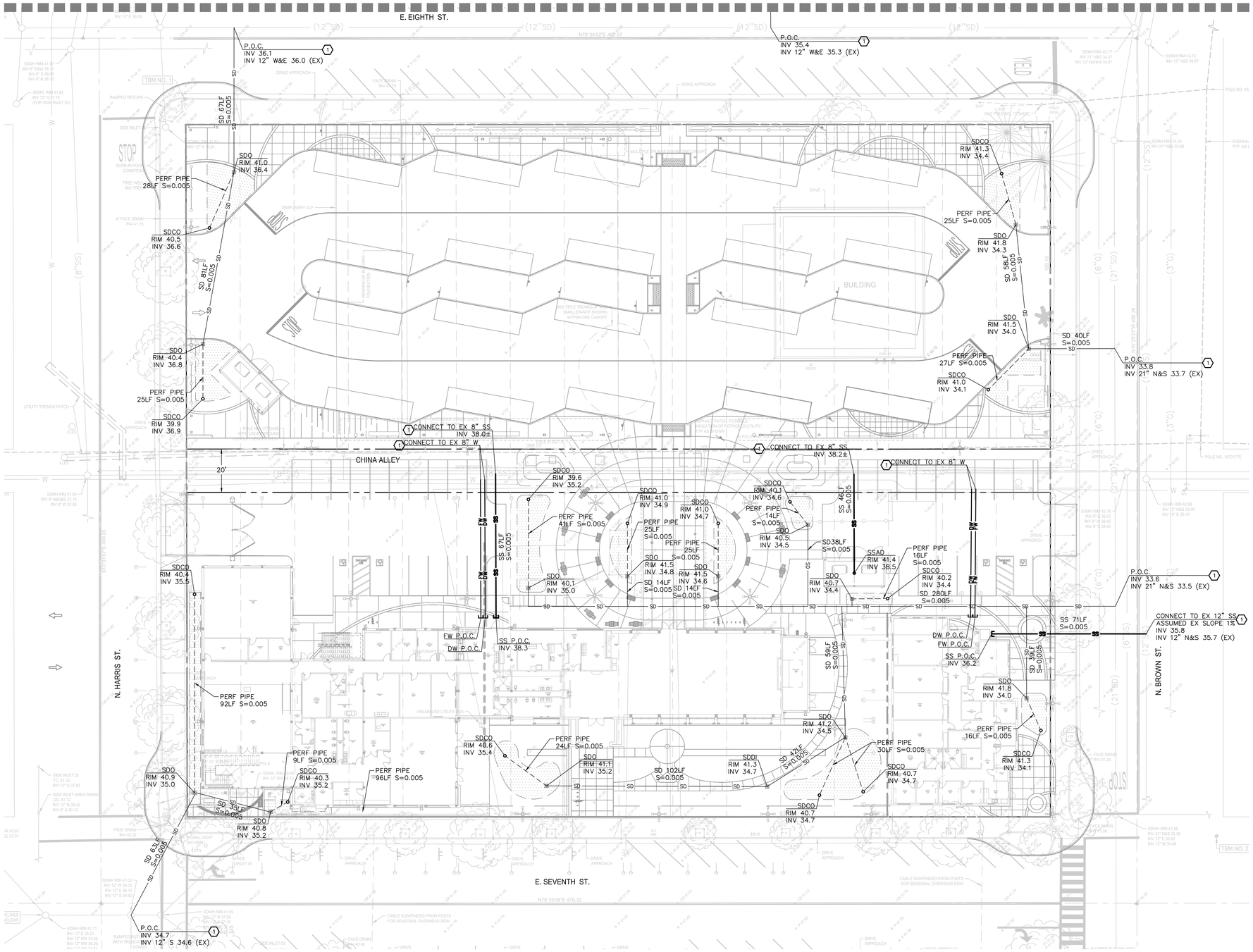
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C7

MATCHLINE - SEE SHEET C7



LEGEND

- DW — DOMESTIC WATER LINE
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CIVIL UTILITY PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C8

LEGEND

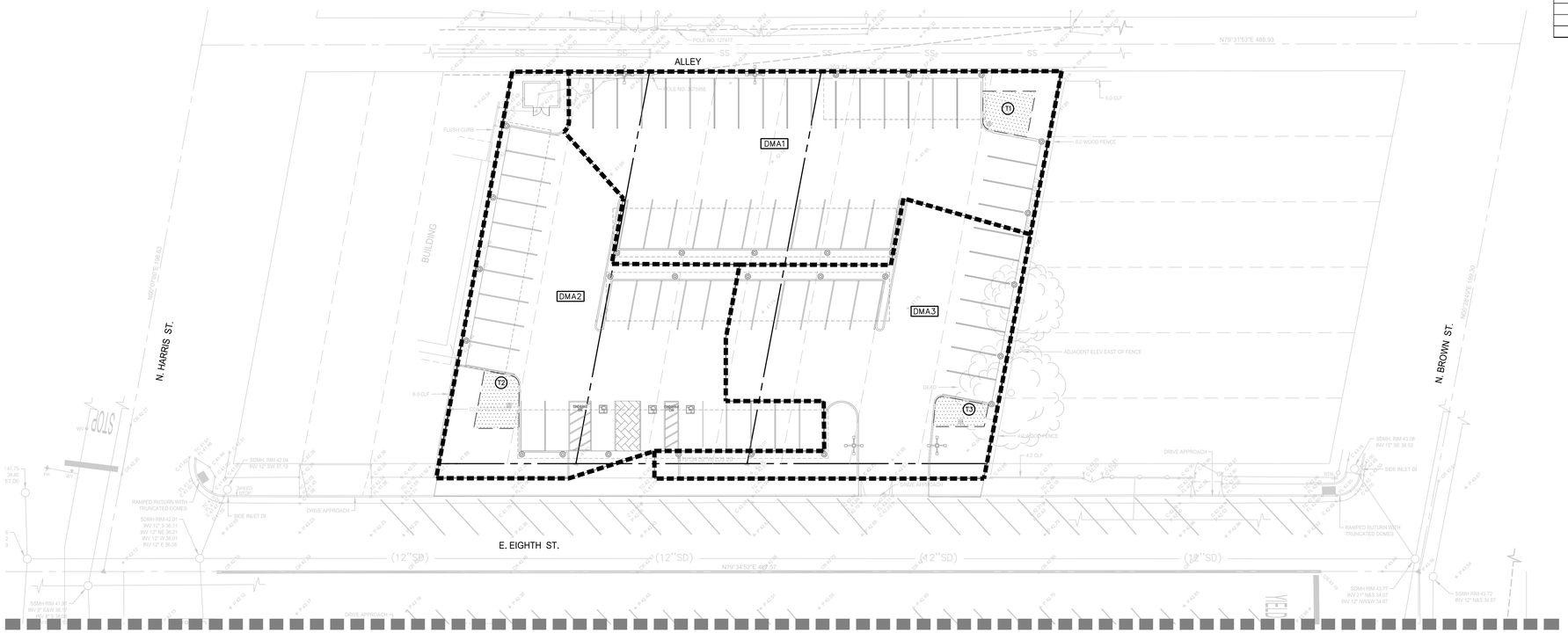
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (X / 27.20)
- DMA # — DMA LABEL
- T# — TREATMENT AREA LABEL

STORMWATER TREATMENT NOTES

1. SEE GRADING PLAN FOR BIORETENTION AREA ELEVATIONS.
2. BIORETENTION TREATMENT SHALL BE SIZED AS 4% OF IMPERVIOUS AREAS.

BIORETENTION TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TCM #	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
1	11,039	9,724	1,315	BIORETENTION	T1	234	281
2	10,889	8,699	2,190	BIORETENTION	T2	211	299
3	8,605	6,506	2,099	BIORETENTION	T3	160	190



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CIVIL STORM WATER CONTROL PLAN

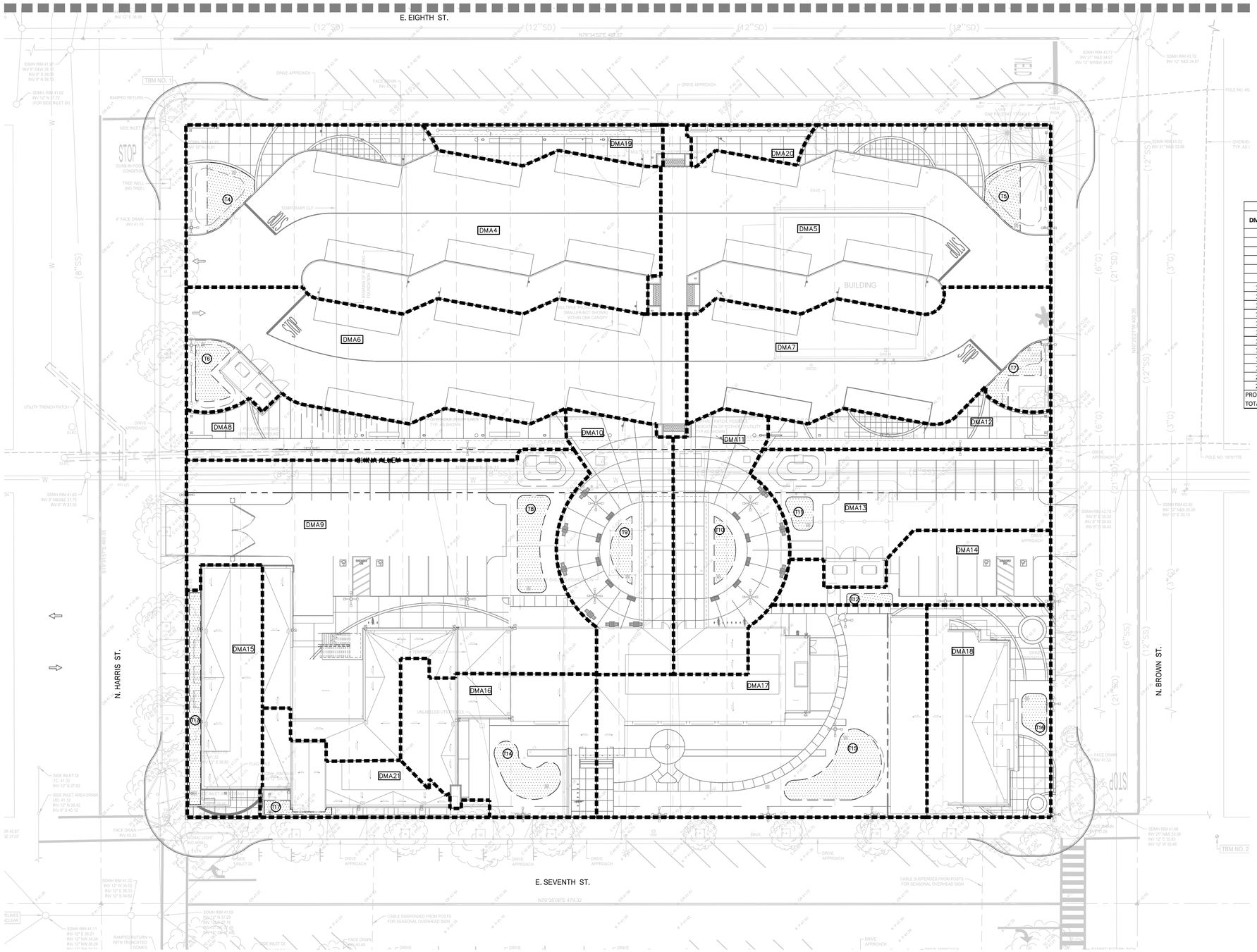
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C9

MATCHLINE - SEE SHEET C9



LEGEND

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4	16,188	15,375	813	BIORETENTION	T4	366	472
5	14,033	13,186	847	BIORETENTION	T5	314	365
6	12,052	11,323	729	BIORETENTION	T6	271	349
7	8,790	8,076	714	BIORETENTION	T7	194	297
8	3,784	2,109	1,675	SELF-TREATING	-	1,055	1,675
9	18,243	14,538	3,705	BIORETENTION	T8	354	539
10	5,383	5,383	-	BIORETENTION	T9	128	227
11	5,245	5,245	-	BIORETENTION	T10	124	227
12	2,154	1,489	665	BIORETENTION	-	745	665
13	5,952	4,149	1,803	BIORETENTION	T11	103	162
14	3,177	2,028	1,149	BIORETENTION	T12	51	105
15	3,983	3,315	668	BIORETENTION	T13	80	511
16	5,575	1,098	4,477	BIORETENTION	T14	105	475
17	12,696	7,358	5,338	BIORETENTION	T15	188	875
18	5,627	5,182	445	BIORETENTION	T16	124	197
19	1,673	1,100	573	SELF-TREATING	-	550	573
20	838	547	291	SELF-TREATING	-	274	291
21	2,687	2,511	176	BIORETENTION	T17	60	108
PROJECT TOTALS	158,613	128,941	29,672				

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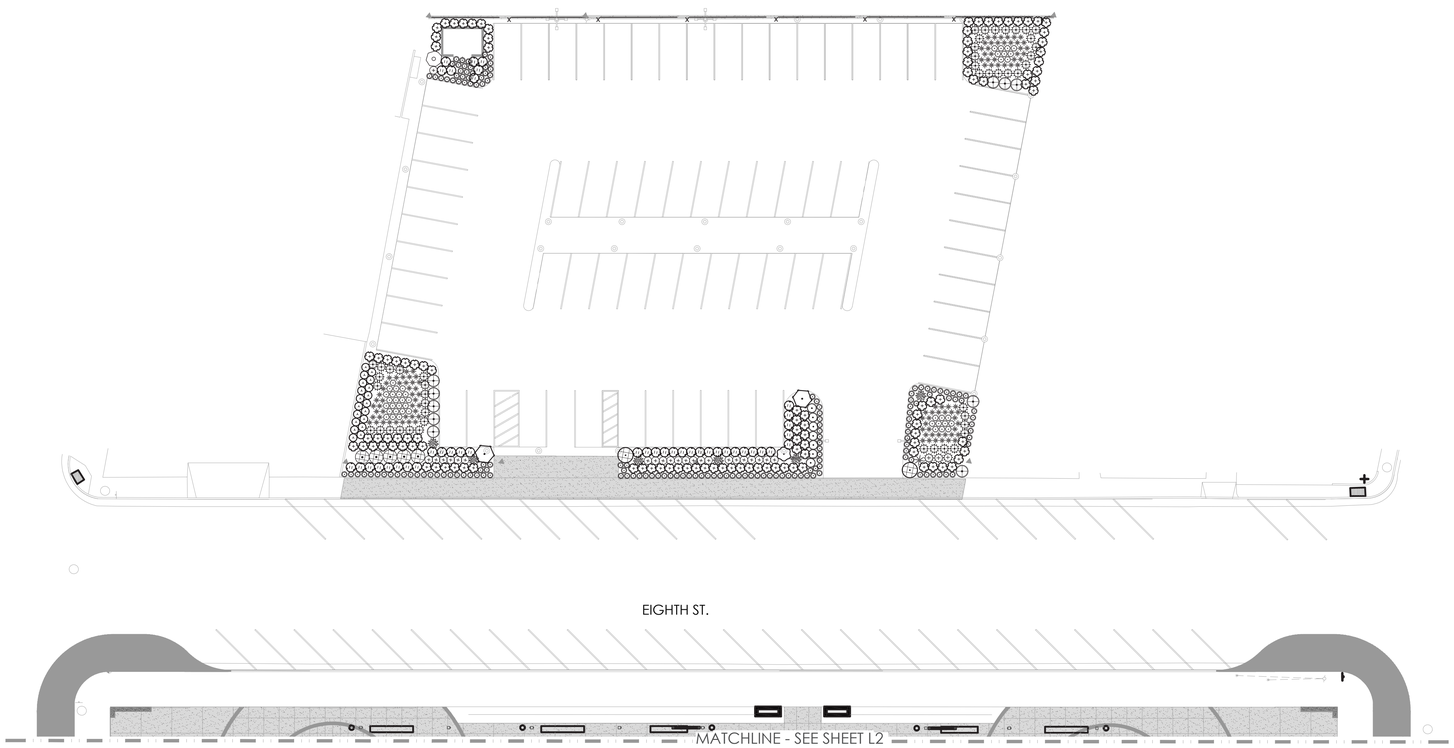
CIVIL STORM WATER CONTROL PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

C10



PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL	LOW
	ALOE X 'ANDORA'	SAFARI ORANGE ALOE	2 GAL	LOW
	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT KINNIKINNICK	5 GAL	LOW
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	PLUGS	LOW
	CEANOTHUS X "CENTENNIAL"	CENTENNIAL WILD LILAC	5 GAL	LOW
	EPILOBIUM CANUM 'SIDEWINDER'	SIDEWINDER CALIFORNIA FUCHSIA	1 GAL	LOW
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW
	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	LOW
BIOSWALE	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WUCOLS**
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	LOW
	CAREX SPISSA	SAN DIEGO SEDGE	5 GAL	LOW
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	5 GAL	VERY LOI
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	MODERA
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW

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LANDSCAPE PLAN

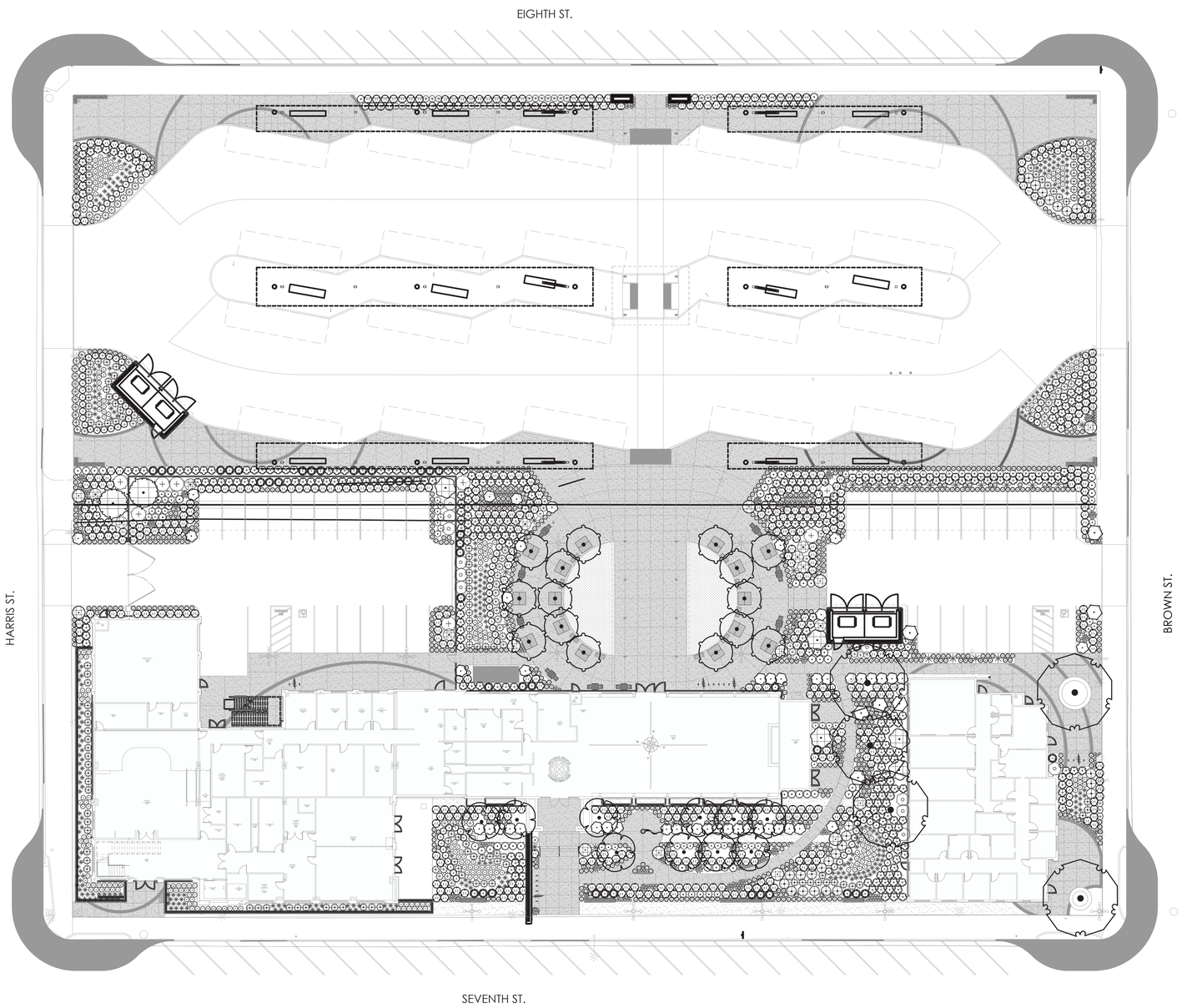
KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

L1

MATCHLINE - SEE SHEET L1



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	15	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW
	10	OLEA EUROPAEA 'SIMAN HILL' TM	SIMAN HILL OLIVE	36" BOX MINIMUM	LOW
	5	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	24"BOX	MODERATE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	303	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
	18	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL	LOW
	24	ALOE X 'ANDORA'	SAFARI ORANGE ALOE	2 GAL	LOW
	5	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL	LOW
	2	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	15 GAL	VERY LOW
	12	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT KINNIKINNICK	5 GAL	LOW
	794	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	PLUGS	LOW
	54	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL WILD LILAC	5 GAL	LOW
	47	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	
	50	EPILOBIUM CANIUM 'SIDEWINDER'	SIDEWINDER CALIFORNIA FUCHSIA	1 GAL	LOW
	12	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
	519	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
	47	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW
	5	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT'	LACEY BLUE RUSSIAN SAGE	1 GAL	LOW
	7	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	7	SALVIA APIANA	WHITE SAGE	1 GAL	LOW
	11	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW
	59	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW
	66	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	LOW

BIOSWALE	QTY	BOTANICAL NAME	COMMON NAME	CONE	MUCOLS
	112	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	LOW
	118	CAREX SPISSA	SAN DIEGO SEDGE	5 GAL	LOW
	292	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	5 GAL	VERY LOW
	228	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	MODERATE
	304	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	25	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW

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LANDSCAPE PLAN

KINGS COUNTY REGIONAL TRANSIT

06 JULY 2022

2366-01-CI21

L2

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
KALISH MORROW
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 29, 2022

PROJECT: Site Plan Review 2022-10 (502-1206) Revision 1

APPLICANT: RRM Design Group – Charles Dellinger

LOCATION: Block bounded by Harris, 7th, Brown, and 8th Streets (APN 012-042-004, -009, -010, -011, -012, -013, -014, -015, -017, and 010-275-009, -010, -011)

PROPOSAL: KART station

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 2, 2022

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☒ Your Plans must be reviewed by:

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission **CUP**
- ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 29, 2022
DATE

EXPIRATION
A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). The Conditional Use Permit may require additional environmental review.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

☒ PLANNING
☒ BUILDING
☒ ENGINEERING
☐ SOLID WASTE
☐ WASTEWATER
☐ POLICE
☒ FIRE
☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify, and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2022-10 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 2, 2022
SITE PLAN NUMBER: 2022-10 (FILE 502-1206) REVISION 1
CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for off-site parking facility ($3,500 fee)
- Parcel merger

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-10 Revision 1 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (17.28.060)

☒ That no structure shall be placed within a building setback area.

☒ That there is no front building setback area.

☒ That the rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then **the rear building setback shall be fifteen (15) feet**.

☒ That the side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

Distance between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Driveways: (Section 17.28.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.54)

☒ That a minimum of 104 spaces shall be maintained for the site. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Land Use	Parking Space Requirement	Measuring unit	# of Stalls Required
Board Chambers	1 space per 50 sq. ft.	1,670 sq. ft.	33
Office	1 space per 250 sq. ft.	11,199 sq. ft.	45
Transit	1 space per employee of the maximum working shift	26 employees	26
Total Spaces Required:			104

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One (1) standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

☒ Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

☒ That in all mixed use zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

Usable Open Space: (Section 17.28.110)

☒ That there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Landscaping: (Section 17.28.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Trash Collection Areas: (Section 17.50.090)

☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Fences and Walls: (Sections 17.28.130 and 17.50.110)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ **That no fence or wall shall be placed in front of or within any landscaped area located next to a street.**

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2022-010 (502-1206) KART
3-31-22
N/E Corner Seventh and Harris

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Commissioning Plan per 2019 CEnC
      4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
      4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable**. ****

   4.3 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
      4.3.10 **Landscape Calculations per Hanford City Ordinance**

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code.

14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

15. That the address will be assigned during the permit process.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-10

Date: February 28, 2022

Project #: 502-1206

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545.**
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.

2. ☐ This project must comply with latest applicable codes.

3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.

4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.

5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process.

6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted***. Please contact the Building department for submittal information.

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:

    - At least one man door shall be provided- only exterior door(s) are allowed
    - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4’ X 4’ room.
    - One-hour rated construction
    - Fire Sprinkler head coverage required

- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.

9. ☒ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project: _____

14. ☐ Fire hydrant spacing shall be as follows:

    - Section 507or as required by appendix C of the 2019 CFC.

15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).

17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards. See attached detail.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

19. ☒ Access road turning radius for fire apparatus is as follows:

- 20 feet, 1 inch inside turning radius
- 44 feet, 6 inch outside radius

20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
- **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
- **Access roads 32 feet in width or more:** No fire lanes required.

23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:

- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (**See www.knoxbox.com for current models)**

- **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
- In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☒ If commercial cooking equipment that produce grease laden vapors is installed, an extinguishing system shall be provided with a Type I hood***. A separate permit is required for the Type I hood***. Contact the **Building** department for submittal information.

29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

33. ☒ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1

37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.

38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9

39. ☒ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Seventh Street and Harris Street shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off Seventh Street and shall be bored.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

6. That the developer shall remove and terminate at the water main, per City Standards, all water services that are removed, abandoned, or not utilized from previous structures and service locations.

Sewer:

1. That the developer shall furnish and install a minimum six inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within the alley between Seventh Street and Eighth Street.

2. That the developer shall remove and terminate at the property line, to City Standards, all sewer services that are removed, abandoned, or not utilized from previous structures and service locations.

20' wide Utility Easement (former alley):

1. That the developer shall protect in place and shall not build any structures that would prohibit maintenance of the existing utilities within the easement.

John Doyel — 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall connect to the existing storm drainage system and provide adequate design for property drainage.

2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

3. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

4. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

John Doyel — 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

6. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

7. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvement by the City or issuance of building permits or whichever comes first.

Street Improvement Requirements:

1. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within parking lot and along development frontage of project site. The location of street lights shall be determined by the City Engineer during review of the project improvement plans and/or lighting plan.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the Seventh Street, Harris Street, Eighth Street, and Brown Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. New curbs, gutters, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-16 and shall be shown on the engineered site improvement plans.

2. That the developer shall upgrade the accessibility ramps located on the all four intersection frontages to meet current ADA requirements.

3. Developer shall install new bulbouts at all intersections per the City of Hanford Downtown Pedestrian and Traffic Safety project. Design shall be approved by the City Engineer,

Drive Approach Requirements:

1. That the drive approaches located along the project frontage shall be constructed in conformance with City Std. CO-41 or easy access curb returns as shown on site plan with City Engineer approval.

2. All existing drive approaches that are not utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

2. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the trash trucks.

3. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within the project site parking lot. The location of the street lights shall be approved by the City Engineer during review of the project improvement plan and/or lighting plan.

On-Street Parking:

1. If developer desires angled parking as shown on the site plan on Seventh Street and Eighth Street and no parking on Brown Street and Harris Street, then a request to the Parking and Traffic Commission will need to be made and processed per the City Municipal code.

John Doyel 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2016. All fees are payable prior to issuance of building permits**. (Building area: 31,343 sf – Commercial – Site Area: 3.50 Acres)**

A. That the development is subject to a **$92,642.70 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Based on 20% reduction for Central Parking and Improvement District in accordance with City Resolution 95-74-R.)

B. That the development is subject to a **$40,090.83 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$22,776.96 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$11,838.12 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$1.670.58 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$2,413.41 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$6.978 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on a 6 - 3 yard bins)

John Doyel 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

City of Hanford
Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

John Doyel 03/28/2022

PUBLIC WORKS DIRECTOR (559) 585-2571 DATE

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA 93230

PROJECT GENERAL NOTES

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF RRM AND MAY NOT BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT.

THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF THIS PROJECT.
APPLICABLE CODES AND STANDARDS:

- *2019 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.*
- *2019 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.*
- *2019 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2019 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.*
- *2019 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.*
- *2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICIES AND STANDARDS.*
- *CURRENT CITY OF HANDFORD MUNICIPAL CODE.*

1. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
2. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING.
3. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
8. CONTRACTOR SHALL PROVIDE FOR PROTECTION AND SAFETY: RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHOR-AGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.).
9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
10. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
11. A SEPERATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPRICAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO ENSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
12. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
13. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
14. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
15. PROVIDE FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER SYSTEM OPERATION.

PROJECT DIRECTORY

APPLICANT — **KCAPTA**
ADDRESS: 610 W. 7TH ST
HANDFORD, CA 93230
CONTACT: ANGIE DOW
EMAIL:
P:(559)852-2692

ARCHITECT — **RRM DESIGN GROUP**
ADDRESS: 3765 S. HIGUERA ST, STE 102
SAN LUIS OBISPO, CA 93401
CONTACT: CHARLES DELLINGER
EMAIL: CADELLINGER@RRMDESIGN.COM
P:(805)543-1794

CIVIL ENGINEER — **BKF**
ADDRESS: 1646 N. CALIFORNIA BLVD, SUITE 400
WALNUT CREEK, CA 94596
CONTACT: CHRISTINE GURSKE, PE, LEED AP
EMAIL: CGURSKE@BKF.COM
P:(925) 940-2253

LANDSCAPE ARCHITECT — **RRM DESIGN GROUP**
ADDRESS: 3765 S. HIGUERA ST, STE 102
SAN LUIS OBISPO, CA 93401
CONTACT: LANCE WIERSCHEM
EMAIL: LDWIERSCHEM@RRMDESIGN.COM
P:(805)543-1794

ELECTRICAL ENGINEER — **THOMA ENGINEERING**
ADDRESS: P.O. BOX 1167 - 3562 EMPLEO ST.
SAN LUIS OBISPO, CA 93401
CONTACT: CHRISTOPHER M. JOSE
EMAIL: CAD@THOMAELEC.COM
P:(805)543-3850 F:(805)543-3829

UTILITIES

WATER AND SEWER SERVICE	CITY OF HANFORD
ELECTRICAL SERVICE	SOUTHER CALIFORNIA EDISON
GAS SERVICE	SO CAL GAS
TELEPHONE SERVICE	XFINITY
GARBAGE SERVICE	CITY OF HANFORD
CABLE SERVICE	XFINITY

PROJECT INFORMATION

PROJECT SCOPE:

1. ABOVE AND BELOW GRADE EXCAVATION AND CONSTRUCTION OF A REMOTE PARKING LOT FOR THE KINGS COUNTY REGIONAL TRANSIT FACILITY.
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

DESCRIPTION:

THIS PARKING FACILITY WILL PROVDE 70 ADDITIONAL PARKING STALLS FOR USERS OF THE USERS OF THE KINGS COUNTY REGIONAL TRANSIT FACILITY. FACILITIES INCLUDES PARKING STALLS, RELATED EV INFRASTRUCTURE, SIGNAGE, LANDSCAPING AND OPTIONAL SOLAR CARPORTS.

PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN 2 PHASES AS FOLLOWS: (REFER TO PHASING PLAN ON SHEET AS100N FOR MORE INFORMATION)

PHASE 1: NORTH LOT - PHASING INCLUDED IN THIS SUBMITTAL

1. **PHASE 1 -** NORTH PARKING LOT
   - **BASE DESIGN -** REFER TO PROJECT SCOPE ABOVE.

PHASE 2: SOUTH LOT - PHASING INCLUDED IN FUTURE SEPARATE SUBMITTAL

1. **PHASE 2A -** 1-STORY OFFICE BUILDING (BUILDING C)
2. **PHASE 2B -** 2-STORY OFFICE BUILDING AND TRANSIT CENTER (BUILDING A&B)
3. **PHASE 2C -** BUS FACILITES AND SELECT SOUTH SITE AREAS

SITE INFORMATION:

STREET ADDRESS:	NORTH LOT: 208, 214, 216, 218, 218 1/2 E 8TH ST. HANFORD, CA 93230
APN:	010-275-009-000, 010-275-010-000,010-275-011-000
ZONING:	DOWNTOWN MIXED USE (MX-D)
LOT SIZE:	APPROX. 0.679 ACRES / 29,593 SF
LAND USE:	DOWNTOWN MIXED USE
EXISTING USE:	VACANT & RESID. MF
PROPOSED USE:	PARKING LOT

SETBACKS

	REQUIRED	TO SOLAR CARPORTS PROPOSED
FRONT:	0 FT	4 FT
REAR:	0 FT	3 FT
SIDES:	0 FT	L: 3 FT, R: 2.5 FT

PARKING CALCULATIONS

REQUIRED	NONE
PROVIDED	70
EV CHARGING (PER 2019 CAL GREEN, SEC 5.106.5.3.3)	
REQUIRED (51-75 PARKING SPACES)	7
PROVIDED	12
CLEAN AIR VEHICLE (PER 2019 CAL GREEN, SEC 5.106.5.2 TABLE 5.106.5.2)	
REQUIRED (51-75 PARKING SPACES)	9
PROVIDED	10

SUPPORTING DOCUMENTS

SOILS ENGINEERING REPORT

PREPARED BY:	SOILS ENGINEERING, INC.
DATE PREPARED:	JULY 18, 2019
JOB NUMBER:	19-17156

STORMWATER REPORT

PREPARED BY:	BKF ENGINEERS
DATE PREPARED:	AUGUST 11, 2022
JOB NUMBER:	20210638

SEPARATE SUBMITTALS

1. SOUTH SITE (TRANSIT FACILITY, OFFICE BUILDING, AND CAMPUS DESIGN)
   PLANNING APPLICATION FILE # 502-1206

SHEET INDEX

GENERAL
G-001N TITLE SHEET
G-002N CONDITIONS OF APPROVAL
G-003N CONDITIONS OF APPROVAL
G-004N CONDITIONS OF APPROVAL

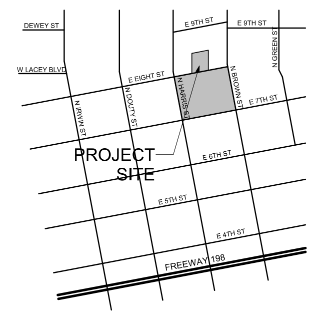
CIVIL
C0.00. CIVIL COVER SHEET
C1.00. EXISTING CONDITIONS
C2.00. DEMOLITION PLAN
C3.00. HORIZONTAL CONTROL PLAN
C4.00. GRADING PLAN
C5.00. UTILITY PLAN
C6.00. STORMWATER CONTROL PLAN
C7.00. CONSTRUCTION DETAILS
C7.10. CONSTRUCTION DETAILS
C7.20. CONSTRUCTION DETAILS
C8.00. EROSION CONTROL PLAN
C8.10. EROSION CONTROL DETAILS

LANDSCAPE
LC101. CONSTRUCTION PLAN - NORTH
LC501. CONSTRUCTION DETAILS
LI101. IRRIGATION PLAN - NORTH
LI501. IRRIGATION DETAILS
LP101. PLUMBING PLAN - NORTH
LP501. PLANTING DETAILS

ARCHITECTURAL
AS100N ARCHITECTURAL SITE PLAN - OVERALL SITE & PHASING
AS107N ARCHITECTURAL SITE PLAN - NORTH
AS901N SITE DETAILS

ELECTRICAL
E-1.0. ELECTRICAL GENERAL NOTES, LEGEND AND ELECTRICAL SCHEDULES
E-2.0. ELECTRICAL SITE PLAN NORTH
E-3.0. ELECTRICAL DETAILS
E-4.0. ENERGY COMPLIANCE FORMS
TOTAL SHEETS: 29

VICINITY MAP



CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRYSTINA ARMS
02/01/2024

REVIEWED FOR CODE COMPLIANCE
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State. County or City laws or ordinances. One set of approved plans must be kept on the job until complete
Reviewed by Rod Carsey
Date: 1/31/2024
ROD CARSEY CONSULTING AND PLAN REVIEW

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

CONSULTANT

AGENCY

CONSTRUCTION DOCUMENTS

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA
TITLE SHEET

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER: CD
DRAWN BY: AM / KM — CHECKED BY: CC
DATE: 08 AUGUST 2023
PROJECT NUMBER: 2366-01-CI21
SHEET: G-001N

NRBP24-0422

City of **HANFORD**
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
Kim Comstock
VICE MAYOR
Diane Sayer
COUNCIL MEMBERS
Andrew Siburg Henry
Jeffrey Chrisman
Jeffrey Beaver
CITY MANAGER
Marisa Cervantes II
CITY ATTORNEY
Robert M. Quiroz

DATE: July 29, 2022

PROJECT: Site Plan Review 2022-10 (502-1206) Revision 1

APPLICANT: RRM Design Group – Charles Dellinger

LOCATION: Block bounded by Harris, 7th, Brown, and 8th Streets (APN 012-042-004, -009, -010, -011, -012, -013, -014, -015, -017, and 010-275-009, -010, -011)

PROPOSAL: KART station

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 2, 2022

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

☐ Planning ☐ Building
☐ Fire ☐ Engineering
☐ Solid Waste ☐ Police
☐ Wastewater ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
Your Plans must be reviewed by:

☐ City Council ☒ Planning Commission **CUP**
☐ Parking and Traffic Commission ☐ Parks and Recreation Commission
☐ Other: _____

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 29, 2022
DATE

COMMUNITY DEVELOPMENT DEPARTMENT 559-585-2580 ♦ FACSIMILE: 559-583-1633

EXPIRATION
A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). The Conditional Use Permit may require additional environmental review.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

☒ PLANNING
☒ BUILDING
☒ ENGINEERING
☐ SOLID WASTE
☐ WASTEWATER
☐ POLICE
☒ FIRE
☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify, and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2022-10 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 2 2022
SITE PLAN NUMBER: 2022-10 (FILE 502-1206) REVISION 1
CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for off-site parking facility ($3,500 fee)
- Parcel merger

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No 2022-10 Revision 1 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (17.28.060)

☒ That no structure shall be placed within a building setback area.

☒ That there is no front building setback area.

☒ That the rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then **the rear building setback shall be fifteen (15) feet**.

☒ That the side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

Distance between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Driveways: (Section 17.28.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

COMMUNITY DEVELOPMENT DEPARTMENT 559-585-2580 ♦ FACSIMILE: 559-583-1633

☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.54)

☒ That a minimum of 104 spaces shall be maintained for the site. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Land Use	Parking Space Requirement	Measuring unit	# of Stalls Required
Board Chambers	1 space per 50 sq. ft.	1,670 sq. ft.	33
Office	1 space per 250 sq. ft.	11,199 sq. ft.	45
Transit	1 space per employee of the maximum working shift	26 employees	26
Total Spaces Required:			104

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One (1) standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

☒ Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

☒ That in all mixed use zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

Usable Open Space: (Section 17.28.110)

☒ That there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Landscaping: (Section 17.28.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

☒ The size of ten (10 percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plans and shrubs shall be sized one (1) gallon or larger.

☒ The size of groundcover at planting shall be one (1) gallon or larger.

☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Trash Collection Areas: (Section 17.50.090)

☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Fences and Walls: (Sections 17.28.130 and 17.50.110)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ **That no fence or wall shall be placed in front of or within any landscaped area located next to a street.**

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET, SUITE 100
SAN LUIS OBISPO, CA 93401

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NRBP24-0422

Page 188 of 216

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

CONDITIONS OF APPROVAL

NO.	REVISION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT MANAGER CD
DRAWN BY
CHECKED BY
DATE
PROJECT NUMBER 2026.0101.01

CITY OF HANFORD BUILDING DIVISION
APPROVED
THE APPROVED PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE WITHOUT THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"
02/01/2024

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Autodesk Docs://2026-01_Kings County Area Rural Transit New Facility/2366_KART_Site.rvt

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-10

Date: February 28, 2022

Project #: 502-1206

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545.**
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.

2. ☐ This project must comply with latest applicable codes.

3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.

4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.

5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process.

6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted***. Please contact the Building department for submittal information.

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:

- At least one man door shall be provided- only exterior door(s) are allowed
- The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
- One-hour rated construction
- Fire Sprinkler head coverage required

- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.

9. ☒ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project: _____

14. ☐ Fire hydrant spacing shall be as follows:

- Section 507or as required by appendix C of the 2019 CFC.

15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).

17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards. See attached detail.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

19. ☒ Access road turning radius for fire apparatus is as follows:

- 20 feet, 1 inch inside turning radius
- 44 feet, 6 inch outside radius

20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
- **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
- **Access roads 32 feet in width or more:** No fire lanes required.

23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:

- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (**See** www.knoxbox.com **for current models)**
- **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
- In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☒ If commercial cooking equipment that produce grease laden vapors is installed, an extinguishing system shall be provided with a Type I hood. ***A separate permit is required for the Type I hood***. Contact the **Building** department for submittal information.

29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit***. Contact the fire department for further information.

33. ☒ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1

37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.

38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9

39. ☒ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9

BUILDING DIVISION
SPR 2022-010 (502-1206) KART
3-31-22
N/E Corner Seventh and Harris
Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

4.1 1 copy of the City of Hanford Permit Application form
4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
4.2.1 Grading Plan (Civil Drawings, for reference)
4.2.2 Site Plan
4.2.3 Architectural Drawings
4.2.4 Structural Drawings
4.2.5 Electrical Drawings
4.2.6 Mechanical Drawings
4.2.7 Plumbing Drawings
4.2.8 Landscape Plan (for reference)
4.2.9 Commissioning Plan per 2019 CEnC
4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

4.3 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
4.3.1 Architectural Specifications
4.3.2 Structural Calculations
4.3.3 Electrical Calculations, if not included on the drawings
4.3.4 Mechanical Calculations, if not included on the drawings
4.3.5 Plumbing Calculations, if not included on the drawings
4.3.6 Energy Calculations, if not included on the drawings
4.3.7 CalGreen Compliance **including C & D Recycle plan**
4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
4.3.10 **Landscape Calculations per Hanford City Ordinance**

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division <u>prior to Final Inspection.</u>
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be assigned during the permit process.

☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

<u>Dust Control:</u>

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

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rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET, SUITE 102
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CONSTRUCTION DOCUMENTS

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

CONDITIONS OF APPROVAL

NO.	REVISION	DATE
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PROJECT MANAGER: CD
DRAWN BY / CHECKED BY
DATE: AUGUST 2023
PROJECT NUMBER: 2366-01
SHEET: G-003N

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRISTINA ABS
02/01/2024

NRBP24-0422

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Seventh Street and Harris Street shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off Seventh Street and shall be bored.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.
6. That the developer shall remove and terminate at the water main, per City Standards, all water services that are removed, abandoned, or not utilized from previous structures and service locations.

Sewer:

1. That the developer shall furnish and install a minimum six inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within the alley between Seventh Street and Eighth Street.
2. That the developer shall remove and terminate at the property line, to City Standards, all sewer services that are removed, abandoned, or not utilized from previous structures and service locations.

20' wide Utility Easement (former alley):

1. That the developer shall protect in place and shall not build any structures that would prohibit maintenance of the existing utilities within the easement.

John Doyel — 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall connect to the existing storm drainage system and provide adequate design for property drainage.
2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
3. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
4. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

John Doyel — 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

6. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
7. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvement by the City or issuance of building permits or whichever comes first.

Street Improvement Requirements:

1. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within parking lot and along development frontage of project site. The location of street lights shall be determined by the City Engineer during review of the project improvement plans and/or lighting plan.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the Seventh Street, Harris Street, Eighth Street, and Brown Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. New curbs, gutters, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-16 and shall be shown on the engineered site improvement plans.
2. That the developer shall upgrade the accessibility ramps located on the all four intersection frontages to meet current ADA requirements.
3. Developer shall install new bulbouts at all intersections per the City of Hanford Downtown Pedestrian and Traffic Safety project. Design shall be approved by the City Engineer.

Drive Approach Requirements:

1. That the drive approaches located along the project frontage shall be constructed in conformance with City Std. CO-41 or easy access curb returns as shown on site plan with City Engineer approval.
2. All existing drive approaches that are not utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.
2. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the trash trucks.
3. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within the project site parking lot. The location of the street lights shall be approved by the City Engineer during review of the project improvement plan and/or lighting plan.

On-Street Parking:

1. If developer desires angled parking as shown on the site plan on Seventh Street and Eighth Street and no parking on Brown Street and Harris Street, then a request to the Parking and Traffic Commission will need to be made and processed per the City Municipal code.

John Doyel — 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2016. All fees are payable prior to issuance of building permits. **(Building area: 31,343 sf – Commercial – Site Area: 3.50 Acres)**

A. That the development is subject to a **$92,642.70 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Based on 20% reduction for Central Parking and Improvement District in accordance with City Resolution 95-74-R.)

B. That the development is subject to a **$40,090.83 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$22,776.96 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$11,838.12 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$1,670.58 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$2,413.41 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$6,978 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on a 6 - 3 yard bins)

John Doyel — 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR 2022-10 (502-1206) – KART Transit Center

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

John Doyel — 03/28/2022
PUBLIC WORKS DIRECTOR (559) 585-2571 — DATE

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rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
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CONSULTANT

AGENCY

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

CONDITIONS OF APPROVAL

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER
DRAWN BY: CD
CHECKED BY
DATE
PROJECT NUMBER: 2366-01
SHEET
CONSTRUCTION DOCUMENTS

G-004N

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
02/01/2024

NRBP24-0422

KINGS COUNTY REGIONAL TRANSIT FACILITY

NORTH PARKING LOT

CONSTRUCTION DOCUMENTS

CITY OF HANFORD, KINGS COUNTY, CALIFORNIA

PROJECT INFORMATION

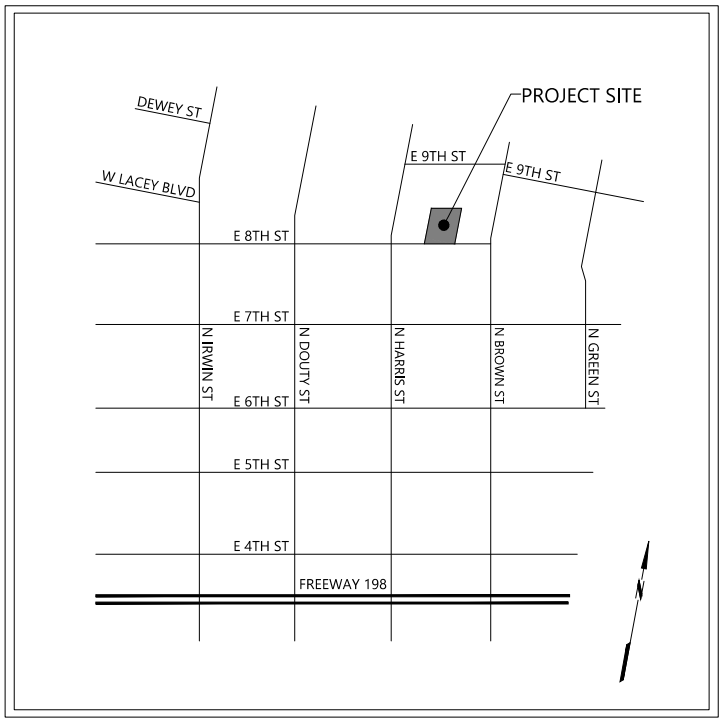
SITE ADDRESS	208, 214, 216, 218, 218 1/2 E 8TH ST HANFORD, CALIFORNIA 93230
AP NUMBER	010-275-009-000, 010-275-010-000, 010-275-011-000
TOTAL PARCEL AREA	29,593 SF 0.68 AC

PROJECT DIRECTORY

APPLICANT	**KCAPTA**
ADDRESS	610 W. 7TH ST. HANFORD, CA 93230
CONTACT	ANGIE DOW
PHONE	559.852.2692
ARCHITECT	**RRM DESIGN GROUP**
ADDRESS	3765 S. HIGUERA ST. SUITE 102 SAN LUIS OBISPO, CA 93401
CONTACT	CHARLES DELLINGER
EMAIL	CADELLINGER@RRMDESIGN.COM
PHONE	805.543.1794
CIVIL ENGINEER	**BKF ENGINEERS**
ADDRESS	1646 N. CALIFORNIA BLVD. SUITE 400 WALNUT CREEK, CA 94596
CONTACT	CHRISTINE GURSKE
EMAIL	CGURSKE@BKF.COM
PHONE	925.940.2253
LANDSCAPE ARCHITECT	**RRM DESIGN GROUP**
ADDRESS	3765 S. HIGUERA ST. SUITE 102 SAN LUIS OBISPO, CA 93401
CONTACT	LANCE WIERSCHEM
EMAIL	LDWIERSCHEM@RRMDESIGN.COM
PHONE	805.543.1794
ELECTRICAL ENGINEER	**THOMA ENGINEERING**
ADDRESS	P.O. BOX 1167 - 3562 EMPLEO ST. SAN LUIS OBISPO, CA 93401
CONTACT	CHRISTOPHER M. JOSE
EMAIL	CAD@THOMAELEC.COM
PHONE	805.543.3850
FAX	805.543.3829

PROJECT UTILITIES

WATER AND SEWER SERVICE	CITY OF HANFORD
ELECTRICAL SERVICE	SOUTHERN CALIFORNIA EDISON
GAS SERVICE	SO CAL GAS
TELEPHONE SERVICE	XFINITY
GARBAGE SERVICE	CITY OF HANFORD
CABLE SERVICE	XFINITY



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
C0.00	CIVIL COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL PLAN
C4.00	GRADING PLAN
C5.00	UTILITY PLAN
C6.00	STORMWATER CONTROL PLAN
C7.00	CONSTRUCTION DETAILS
C7.10	CONSTRUCTION DETAILS
C7.20	CONSTRUCTION DETAILS
C8.00	EROSION CONTROL PLAN
C8.10	EROSION CONTROL DETAILS

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ERIC SWANSON
PROJECT MANAGER
BKF ENGINEERS
PE #64607

DATE

REGISTERED PROFESSIONAL ENGINEER ERIC S. SWANSON No. 64607 CIVIL STATE OF CALIFORNIA 09/15/2023

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3765 S. Higuera, San Luis Obispo, CA

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REGISTERED PROFESSIONAL ENGINEER ERIC S. SWANSON No. 64607 CIVIL STATE OF CALIFORNIA 09/15/2023

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1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

CIVIL COVER SHEET

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
PROJECT NUMBER
2364.015.01

CITY OF HANFORD
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE WITHOUT APPROVAL OF THE ENGINEERING DIVISION.
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BY: CHRIS
02/01/2024

C0.00

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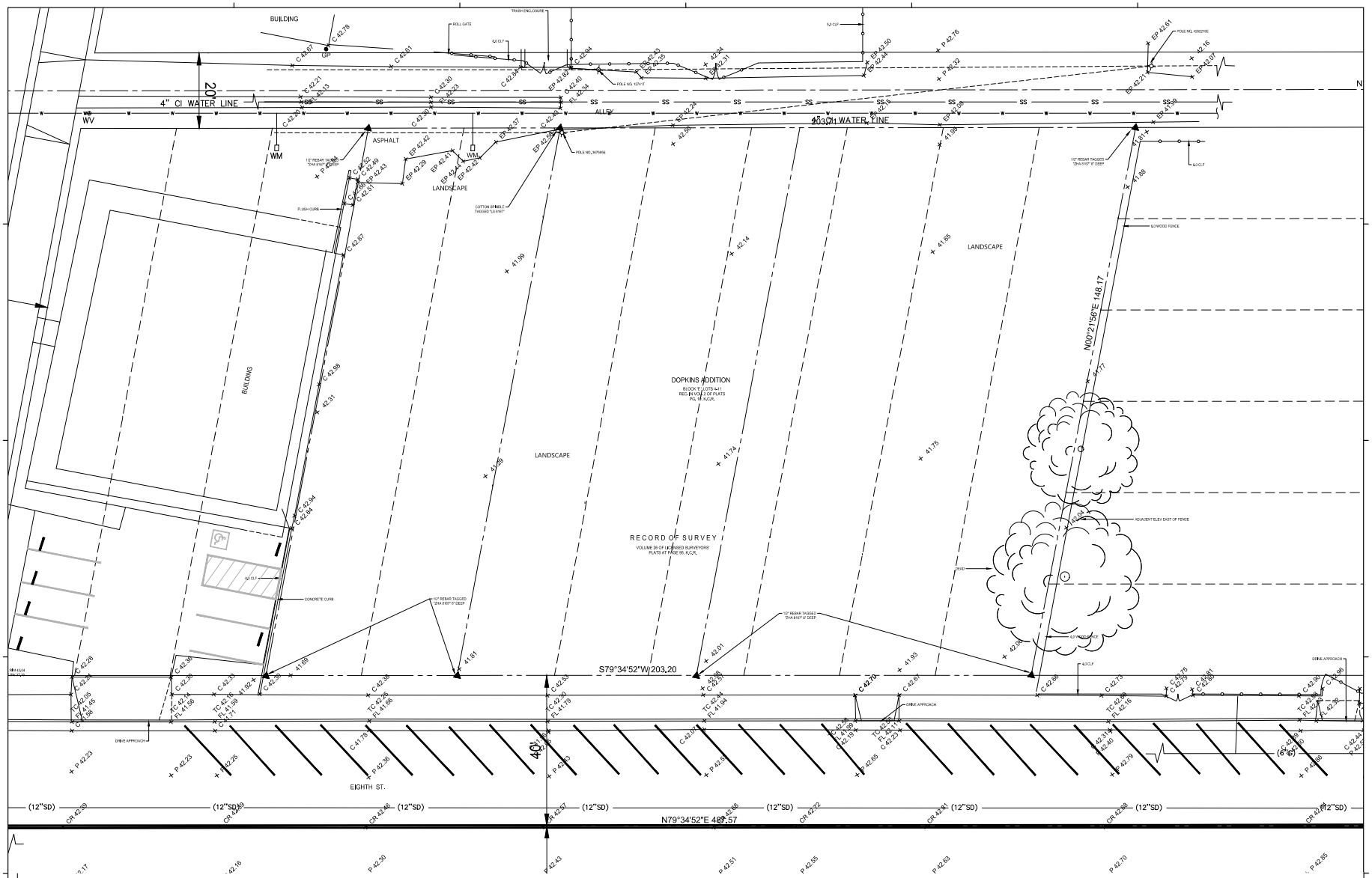

LEGEND

41.11	ORIGINAL GROUND ELEVATION (UNLESS NOTED OTHERWISE)
APX FF	CONCRETE ELEVATION MEASURED ADJACENT TO LOCKED DOOR
C	TOP OF CONCRETE
CLF	CHAIN LINK FENCE
CR	CROWN
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GR	TOP OF GRATE
P	TOP OF PAVEMENT
TC	TOP OF CURB

SIGNS

BUS	BUS SIGN
SIGN	SIGN AS NOTED
SPEED	SPEED LIMIT SIGN
STN	STREET NAME SIGN
STOP	STOP SIGN

GENERAL SYMBOLS

	MONUMENT FOUND AS DESCRIBED
TBM	TEMPORARY BENCH MARK
GP	GUARD POST TO SCALE
	STREET LIGHT
	AREA LIGHT
	DECIDUOUS TREE TRUNK AND CANOPY DRAWN TO SCALE
	EVERGREEN TREE TRUNK AND CANOPY DRAWN TO SCALE
	PALM TREE TRUNK AND CANOPY DRAWN TO SCALE

WET UTILITIES

DI	DRAIN INLET
FH	FIRE HYDRANT
SCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE

DRY UTILITIES

ELEC	ELECTRICAL BOX
GAS	GAS METER
GUY	GUY ANCHOR
GUY POLE	GUY POLE
TL	STREET LIGHT BOX
TS	TRAFFIC SIGNAL BOX
	UTILITY POLE
TELE	TELEPHONE MANHOLE OR VAULT
ELEC	ELECTRICAL MANHOLE OR VAULT

UTILITY LINETYPES

E	ELECTRICAL
FO	FIBER OPTIC
G	GAS
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
W	WATER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4, NAD 83, AS DETERMINED BY GPS OBSERVATIONS RELATIVE TO THE CALIFORNIA SURVEYING AND DRAFTING, INC. VIRTUAL SURVEY NETWORK, EPOCH DATE 2011.

LEGAL DESCRIPTION:

LOTS 5-32 IN BLOCK 133 OF MAP OF HANFORD RECORDED IN BOOK 1 AT PAGE 35 OF MAPS AND LOTS 9-11 IN BLOCK E OF DOPKINS ADDITION VOLUME 2 OF PLATS AT PAGE 10, KINGS COUNTY RECORDS, SITUATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 21 EAST, AND THE NE1/4 OF SECTION 36 TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

BOUNDARY NOTE:

PROPERTY LINES SHOWN ARE BASED ON RECORD DATA PER MAPS LISTED IN LEGAL DESCRIPTION ABOVE AND FOUND MONUMENTS AS SHOWN ON MAP.

BENCHMARKS:

CITY BENCHMARK NO. 20a: 2-1/2" BRASS CAP IN TOP OF PLANTER CURB 1 FOOT NORTH OF AN EXPANSION JOINT AT THE NORTHEAST CORNER OF THE INTERSECTION OF 6TH STREET AND IRWIN STREET.

ELEV = 242.560 (CITY DATUM).

TBM NO. 1: CHISELED PLUS IN TOP OF CURB, EAST RETURN, SOUTHEAST CORNER OF THE INTERSECTION OF 8TH STREET AND HARRIS STREET.

ELEV = 241.79 (CITY DATUM).

TBM NO. 2: CHISELED PLUS IN TOP OF CURB, WEST NOSE OF EAST PLANTER, NORTHEAST CORNER OF THE INTERSECTION OF 7TH STREET AND BROWN STREET.

ELEV = 241.91 (CITY DATUM)

VERTICAL DATUM NOTE:

1. ADD 200.00 FEET TO ELEVATIONS SHOWN ON PLAN TO OBTAIN CITY OF HANFORD DATUM.

DATE OF SURVEY NOTE:

FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON SEPTEMBER 22, 2021.

FLOOD HAZARD ZONE X (UNSHADED)

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06031C0185E) FOR COMMUNITY NO. 060068, CITY OF HANFORD, KINGS COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN FLOOD ZONE AREA DESIGNATED ZONE X (UNSHADED), WHICH ARE AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODING.

UNDERGROUND UTILITY NOTE:

THE EXISTING UNDERGROUND UTILITY LINES SHOWN ARE BASED ON THE LOCATION OF VISIBLE SURFACE IMPROVEMENTS, CITY OR COUNTY RECORD DRAWINGS, AND UTILITY COMPANY RECORD DRAWINGS. IN SOME CASES IT HAS NOT BEEN POSSIBLE TO OBTAIN PERTINENT INFORMATION FROM THESE COMPANIES, ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY SHOW THE UNDERGROUND UTILITY LINES. IT WILL BE NECESSARY TO CONFIRM THE LOCATIONS BY NOTIFYING UNDERGROUND SERVICE ALERT.

TELEPHONE U.S.A. AT 811 PRIOR TO DIGGING. THE DEPTHS OF ALL LINES MUST BE DETERMINED BY CAREFULLY PROBING OR POTHOLING UNDER UTILITY COMPANY SUPERVISION.

DRY UTILITY INFORMATION WAS REQUESTED FROM SOUTHERN CALIFORNIA EDISON COMPANY, AT&T, THE GAS COMPANY, AND COMCAST CABLE ON SEPTEMBER 16, 2021.

SOUTHERN CALIFORNIA EDISON COMPANY RECORD DRAWINGS WERE NOT RECEIVED AS OF OCTOBER 18, 2021

AT&T RECORD DRAWINGS WERE RECEIVED ON SEPTEMBER 17, 2021.

THE GAS COMPANY RECORD DRAWINGS WERE NOT RECEIVED AS OF OCTOBER 18, 2021.

COMCAST CABLE COMPANY RECORD DRAWINGS WERE NOT RECEIVED AS OF OCTOBER 18, 2021.

CITY UTILITY INFORMATION WAS NOT REQUESTED FROM THE CITY OF HANFORD.

scale 1" = 10' feet

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CONSULTANT

BKF

REGISTERED PROFESSIONAL ENGINEER ERIC J. SWANSON No. 64607 CIVIL STATE OF CALIFORNIA 09/15/2023

BKF ENGINEERS
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SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

EXISTING CONDITIONS

NO.	REVISION	DATE

PROJECT MANAGER: ERIC SWANSON
DRAWN BY: [illegible] CHECKED BY: [illegible]
DATE: 09/15/2023

PROJECT NUMBER: 23K0015.01

C1.00

CITY OF HANFORD BUILDING DIVISION
APPROVED
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BY: CHRISTINA [illegible]
02/01/2024

10/21/2022 5:09:02 PM
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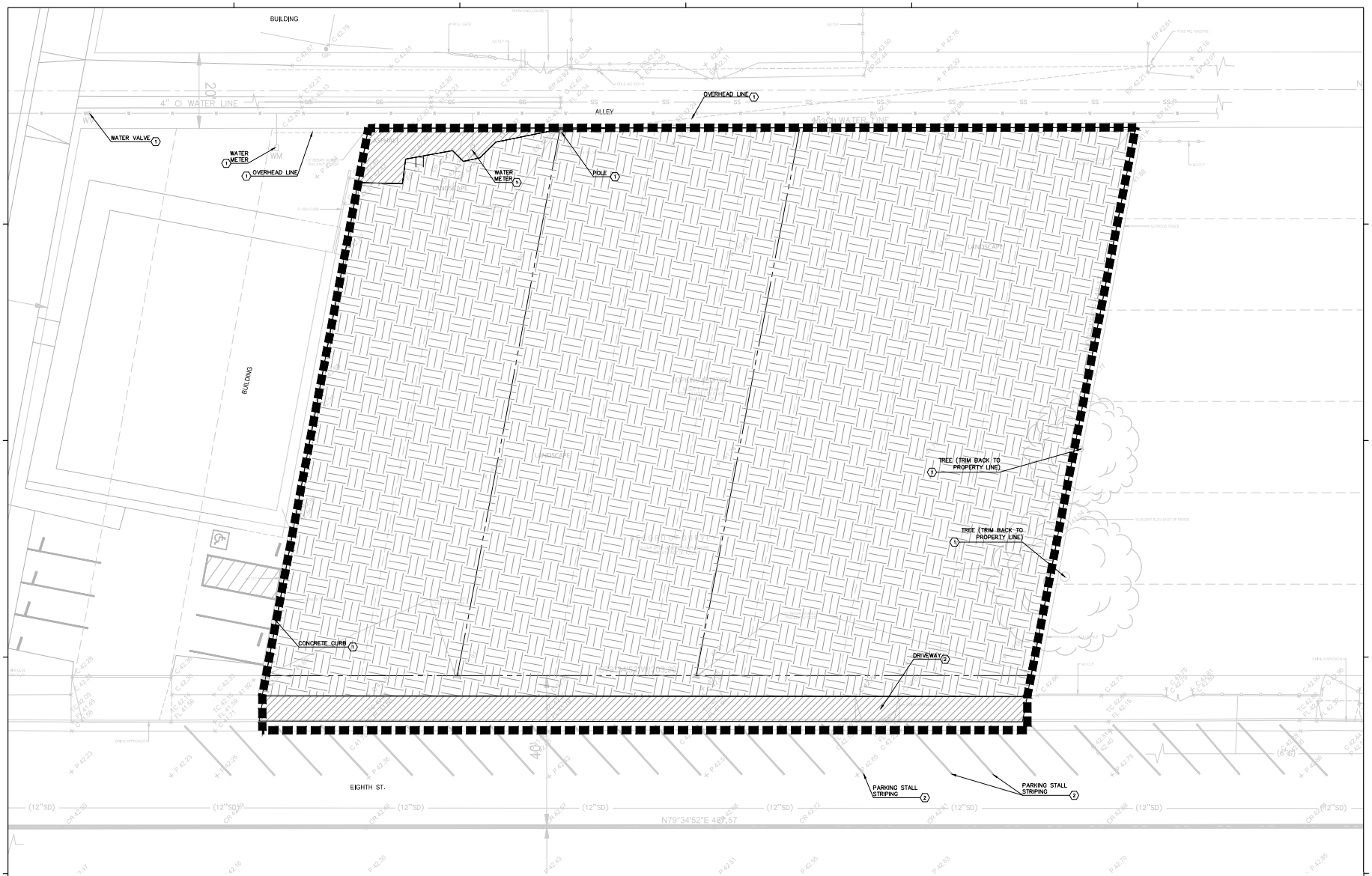

LEGEND

- PROPERTY LINE
- DEMOLITION LIMIT
- REMOVE UTILITY
- CLEAR AND GRUB
- REMOVE CONCRETE AND ASPHALT PAVEMENT

KEYNOTES

1. PROTECT IN PLACE
2. DEMOLISH/REMOVE

NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL INVESTIGATION REPORT: PROPOSED KINGS COUNTY AREA PUBLIC TRANSIT CENTER; NEC OF 7TH STREET AND HARRIS STREET; HANFORD, CALIFORNIA," PREPARED BY TECHNICON ENGINEERING SERVICES, INC., DATED JANUARY 27, 2022.
2. LIMIT OF DEMOLITION SHOWN IS APPROXIMATE. REFER TO IMPROVEMENT PLANS FOR LIMITS OF IMPROVEMENT WORK PRIOR TO DEMOLITION.
3. SAWCUTTING, TRENCH EXCAVATION, AND DEMOLITION ASSOCIATED WITH PROPOSED UNDERGROUND UTILITY IMPROVEMENTS IS NOT SHOWN ON THIS PLAN. REFER TO UTILITY PLAN FOR PROPOSED UTILITY INFORMATION. REPLACE PLANTING AND PAVING IN-KIND TO MATCH EXISTING WHERE EXISTING CONDITIONS ARE DISRUPTED FOR NEW WORK. PAVING SHALL BE REMOVED TO NEAREST CONTROL OR CONSTRUCTION JOINT.
4. ALL EXISTING TREES TO BE REMOVED WITHIN PROJECT LIMIT UNLESS OTHERWISE NOTED.
5. ALL SURFACE IMPROVEMENTS (SUCH AS PAVEMENT, CURB, CONCRETE, AND LANDSCAPE AREAS) WITHIN THE LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL EXISTING UTILITY SERVICES AND STRUCTURES WITHIN LIMIT OF WORK ARE TO BE PROTECTED UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND RELOCATION OF SIGNS IMPACTED BY PROJECT IMPROVEMENTS.
8. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.
9. NOTIFICATION AND COORDINATION SHALL OCCUR AT LEAST TWO BUSINESS DAYS IN ADVANCE OF PROPOSED EXCAVATION OPERATION(S).
10. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
11. ANY ITEMS NOT SHOWN TO BE REMOVED AND ARE FOUND IN THE FIELD TO BE IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER.
12. ANY ITEMS THAT ARE REMOVED AND/OR DAMAGED DURING THE COURSE OF CONSTRUCTION THAT ARE NOT SHOWN TO BE REMOVED, OR THE CONTRACTOR WAS DIRECTED TO REMOVE, SHALL BE REPLACED OR REPAIRED AT THE COST OF THE CONTRACTOR.
13. "PROTECT" MEANS TO SECURE AND PREVENT DAMAGE TO AN EXISTING ITEM, INCLUDING ANY TEMPORARY MEASURES SUCH AS FENCES, BARRICADES, AND SHORING. ANY ITEM DESIGNATED TO BE PROTECTED THAT IS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AT THHR OWN EXPENSE.
14. ABANDON IN PLACE ALL WATER AND SEWER SERVICES NOT BEING USED BY PROJECT PER HANFORD CITY STANDARDS AND NOT CALLED OUT ON THE PLANS AS BEING REMOVED.
15. PROTECT ALL TREES EXCEPT WHERE NOTED ON PLANS. REUSE ALL TREE GRATES WHERE POSSIBLE.
16. OWNER TO PROVIDE TESTING AND ABATEMENT AS REQUIRED.

SCALE 1" = 10' (10 0 10 20 feet)

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BKF

REGISTERED PROFESSIONAL ENGINEER — CHRIS J. SIMONS — No. 64607 — CIVIL — STATE OF CALIFORNIA — 09/15/2023

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www.bkf.com

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

DEMOLITION PLAN

NO.	REVISION	DATE

PROJECT MANAGER:
DRAWN BY: CHECKED BY:
DATE:

CITY OF HANFORD
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY ENGINEERING DIVISION.
PROJECT NUMBER
THE STAMPING OF THIS PLAN AND SPECIFICATIONS DOES NOT CONSTITUTE A PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"
BY: CHRIS
02/01/2024

C2.00

10/21/2022 5:09:02 PM
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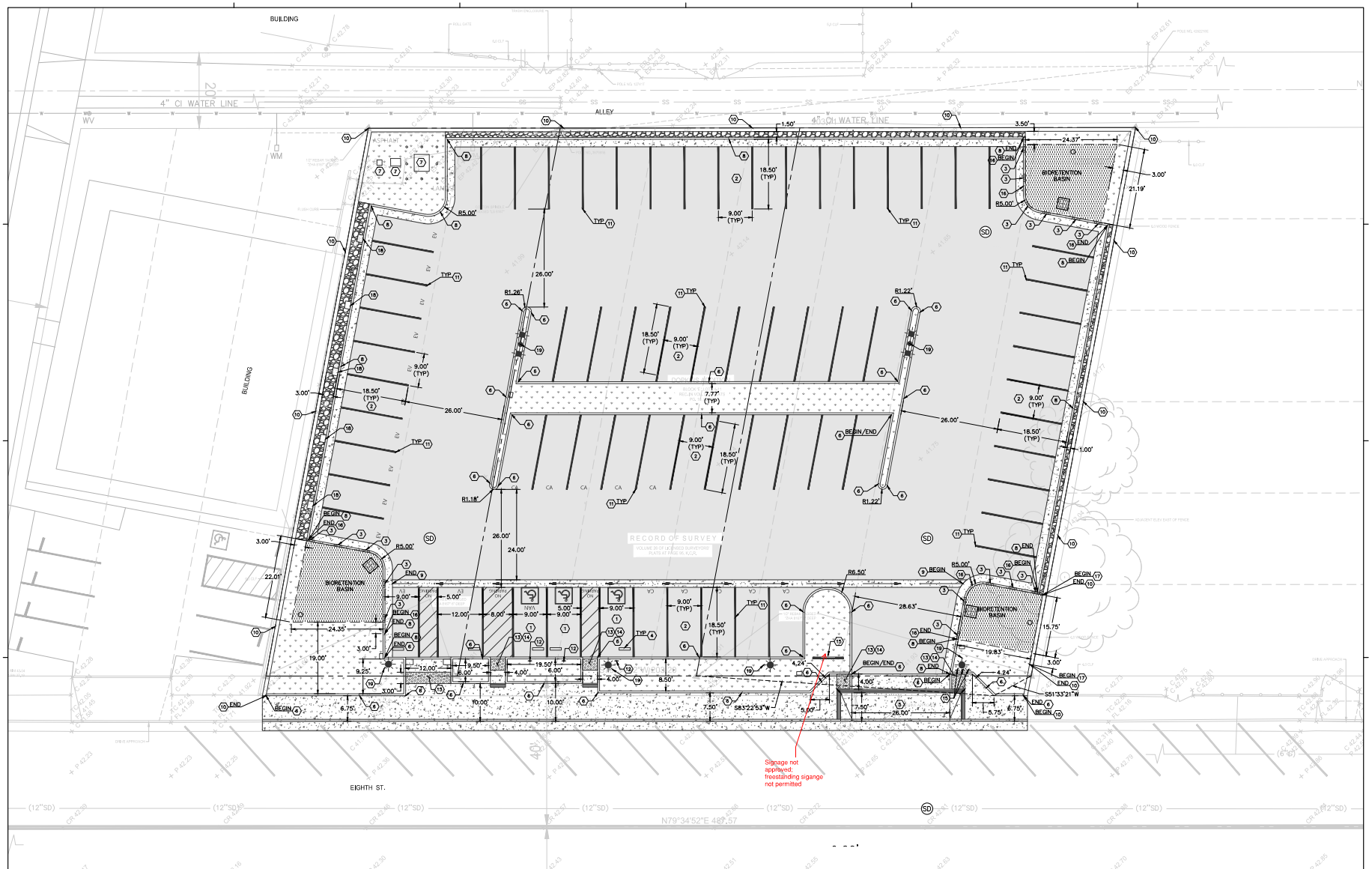

LEGEND

- PROPERTY LINE
- HORIZONTAL CONTROL LINE
- ASPHALT CONCRETE PAVEMENT (2/C1.10)
- BIORETENTION BASIN (1/C1.10)
- LANDSCAPE (S.L.D.)
- CONCRETE PAVEMENT (D5-28/C7.50)
- DECOMPOSED GRANITE (S.L.D.)

KEYNOTES

1. ADA PARKING STALLS (E6-29/C7.50) (E6-30/C7.50)
2. PARKING STALLS
3. BIORETENTION CURB OPENING (1/C1.10)
4. WHEEL STOP (E6-28/C7.50)
5. DRIVEWAY/CURB RAMP (D5-28/C7.50) (D6-18/C7.50) (3/C7.50)
6. LANDSCAPE PLANTER VERTICAL CURB (E6-28/C7.50) (E6-28/C7.50)
7. TRANSFORMER AND ELECTRICAL VAULT (S.E.D.)
8. CURB AND GUTTER (D5-10/C7.50) (D5-28/C7.50)
9. VALLEY GUTTER (4/C1.10)
10. RETAINING CURB (2/C1.10)
11. 4" WHITE PARKING SPACE PARKING
12. ADA PARKING SIGN (6/C1.10)
13. TRUNCATED DOMES (1/C7.50)
14. CURB RAMP (3/C7.50)
15. SITE SIGNAGE (S.A.D.)
16. EXTENDED CURB AND GUTTER (3/C7.50)
17. EXTENDED RETAINING CURB (7/C7.50)
18. ELECTRICAL CHARGING STATION (S.E.D.)
19. LIGHT POLES (S.E.D.)

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS, THEREFORE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THE PROVIDED DIMENSIONS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE SCORING AND FINISH, AND LANDSCAPE DETAILS.
5. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE COUNTY OF HANFORD STANDARD PLANS.
6. FOR WALKS AND IN ADA ACCESSIBLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2% GRADE.
7. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE COUNTY OF HANFORD.
8. ALL SIGNING AND STRIPING, INCLUDING ADA, SHALLBE PER CALIFORNIA MUTCD AND 2019 CBC.
9. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.

ABBREVIATIONS

S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
EV	ELECTRICAL VEHICLE CHARGING STALL
CA	CLEAN AIR VEHICLE PARKING STALL

scale 1" = 10' (10 0 10 20 feet)

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REGISTERED PROFESSIONAL ENGINEER ERIC J. SWANSON No. 64607 CIVIL STATE OF CALIFORNIA 09/15/2023

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AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

HORIZONTAL CONTROL PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY

PROJECT NUMBER
236.0015.01

DATE
02/01/2024

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE WITHOUT APPROVAL OF THE BUILDING DIVISION.
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BY: CHRIS CRAIG

C3.00

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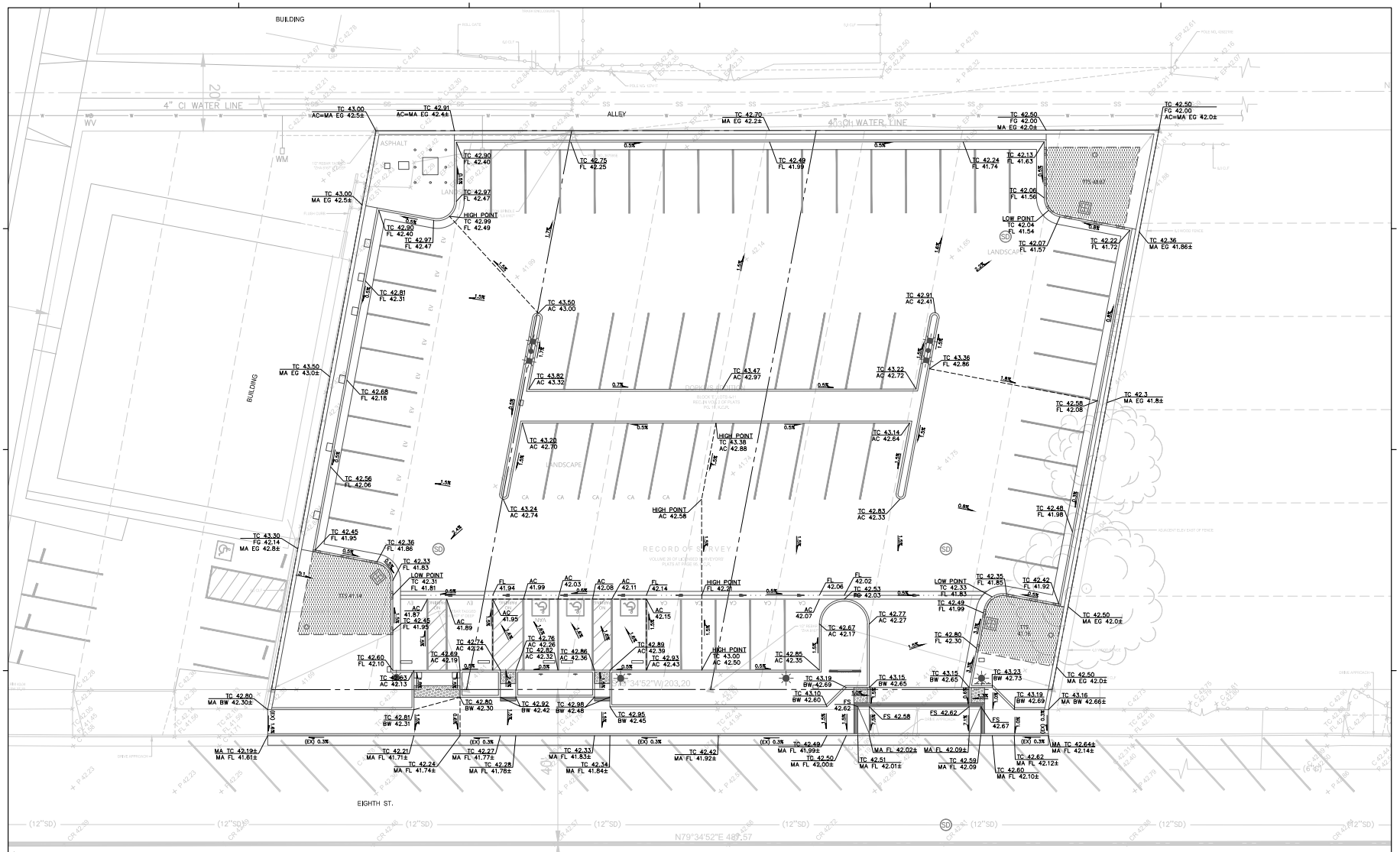

LEGEND

- PROPERTY LINE
- GRADE BREAK LINE
- EXISTING SURFACE SLOPE
- PROPOSED SURFACE SLOPE
- SPOT ELEVATION
- BIORETENTION BASIN

ABBREVIATIONS

AC	ASPHALT CONCRETE
BS	BOTTOM OF STAIRS
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
LG	LIP OF GUTTER
MA	MATCH
TC	TOP OF CURB
TA	TOP OF APRON
TW	TOP OF WALL
TS	TOP OF STAIRS
TTS	TOP OF TREATMENT SOIL

NOTES

1. ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL INVESTIGATION REPORT: PROPOSED KINGS COUNTY AREA PUBLIC TRANSIT CENTER; NEC OF 7TH STREET AND HARRIS STREET; HANFORD, CALIFORNIA," PREPARED BY TECHNICON ENGINEERING SERVICES, INC., DATED JANUARY 27, 2022.
2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
   - 2.1. WIDTH = 3'-0" MIN.
   - 2.2. DEPTH = 5'-0" MIN.
   - 2.3. CROSS SLOPE = 0.5% MIN, 2.0% MAX
3. ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM 2.0% IN ALL DIRECTIONS.
4. MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.9% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.9% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.
5. ALL MANHOLES, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.
7. THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
8. ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 4 FEET MINIMUM IN HARDSCAPED AREAS, AND A MINIMUM SLOPE OF 5% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.
9. IF DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE CITY OF HANFORD.
10. SEE UTILITY PLAN FOR UTILITY GRATES, RIMS, AND LIDS. ALL GRATES, RIMS, AND LIDS SHALL BE ADA AND HEEL PROOF RATED, AS WELL AS NON-SLIP.

scale 1" = 10' feet

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AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

GRADING PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY CHECKED BY

PROJECT NUMBER
236-0515-0120

C4.00

CITY OF HANFORD BUILDING DIVISION
APPROVED
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THE STAMPING OF THIS PLAN AND SPECIFICATIONS DOES NOT GRANT A PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"
BY: CHRIS PARKER
02/01/2024

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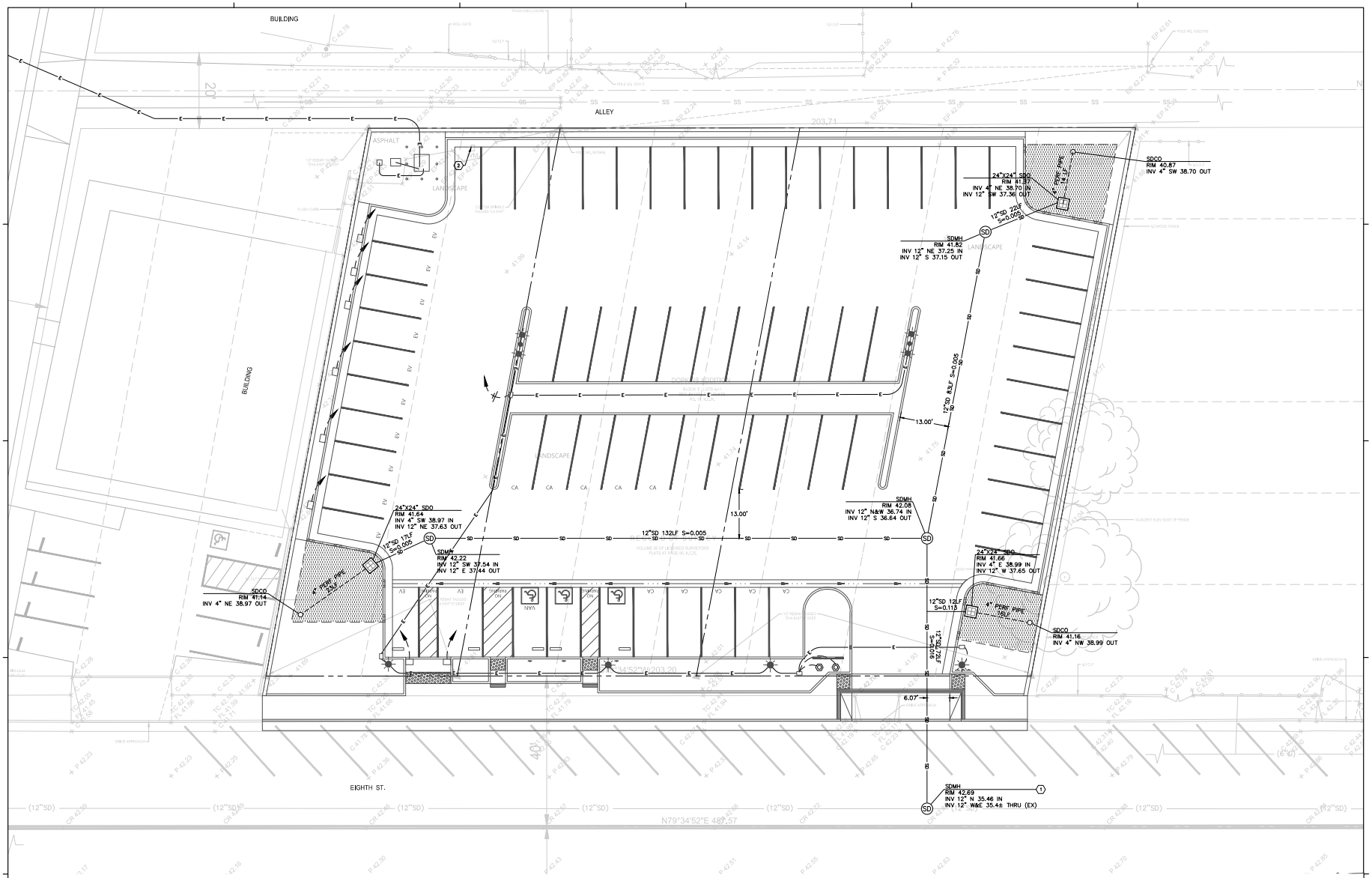

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE, PVC SDR 26 (TYP)
- SD — STORM DRAIN LINE, PVC SDR 26 (TYP)
- PERFORATED STORM DRAIN LINE, PVC SDR 35 (TYP)
- E — ELECTRICAL LINE (SHOWN FOR REFERENCE ONLY; SEE NOTE 8)
- STORM DRAIN CLEANOUT — 1 / C7.10
- 24"x24" STORM DRAIN OVERFLOW — 9 / C7.10
- BIORETENTION BASIN — 3 / C7.10
- SD — STORM DRAIN MANHOLE — 5 / C7.10

KEYNOTES

1. CONNECT TO EXISTING STORM DRAIN. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF STORM MAIN PRIOR TO CONSTRUCTION.
2. SEE LANDSCAPE PLANS FOR CONNECTION TO EXISTING WATER METER AND WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION. ADJUST EXISTING WATER STRUCTURES TO GRADE.

NOTES

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, "GEOTECHNICAL INVESTIGATION REPORT; PROPOSED KINGS COUNTY AREA PUBLIC TRANSIT CENTER NEC OF 7TH STREET AND HARRIS STREET; HANFORD, CALIFORNIA," PREPARED BY TECHNICON ENGINEERING SERVICES, INC., DATED JANUARY 27, 2022.
2. CONTRACTOR TO CONTACT CITY OF HANFORD FOR ALL CITY OWNED UTILITIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
3. ALL EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE UNKNOWN AND MAY BE IN CONFLICT WITH PROPOSED UTILITY IMPROVEMENTS. CONTRACTOR TO POTHOLE ALL PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO OBTAIN AS-BUILT ELEVATIONS OF THE EXISTING IMPROVEMENTS AT ALL CROSSING LOCATIONS AND VERIFY UTILITY DEPTHS. CONTRACTOR SHALL VERIFY EXISTING INVERTS AND PIPE SIZES BEFORE TRENCHING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE PLANS BEFORE PROCEEDING.
4. PROVIDE 12" MINIMUM VERTICAL CLEARANCE, AND 12" MINIMUM HORIZONTAL CLEARANCE FOR PARALLEL UTILITIES, BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.
5. INSTALL ALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS. CONTRACTOR TO VERIFY PATH PRIOR TO GRAVITY PIPE INSTALLATIONS.
6. ABANDON ALL WATER AND SEWER SERVICES NOT BEING USED BY THIS PROJECT PER CITY OF HANFORD STANDARDS. REMOVE ALL FACE OF CURB DRAINS.
7. CONCRETE THRUST BLOCKS TO BE INSTALLED AT ALL WATER PIPE BENDS PER CITY OF HANFORD STANDARD DETAIL WA-32.
8. ELECTRICAL LINES SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR TRENCHING DETAILS AND LIMITS.

ABBREVIATIONS

CB	CATCH BASIN
CV	CHECK VALVE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FW	FIRE WATER
GV	GATE VALVE
INV	INVERT
LF	LINEAR FEET
PERF	PERFORATED
PIV	POST INDICATOR VALVE
P.O.C.	POINT OF CONNECTION
S	SLOPE OR SOUTH
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDO	STORM DRAIN OVERFLOW
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
W	WATER

scale 1" = 10' feet

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AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

UTILITY PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY

PROJECT NUMBER
2364.015.01

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BY: CHRIS CLARK
02/01/2024

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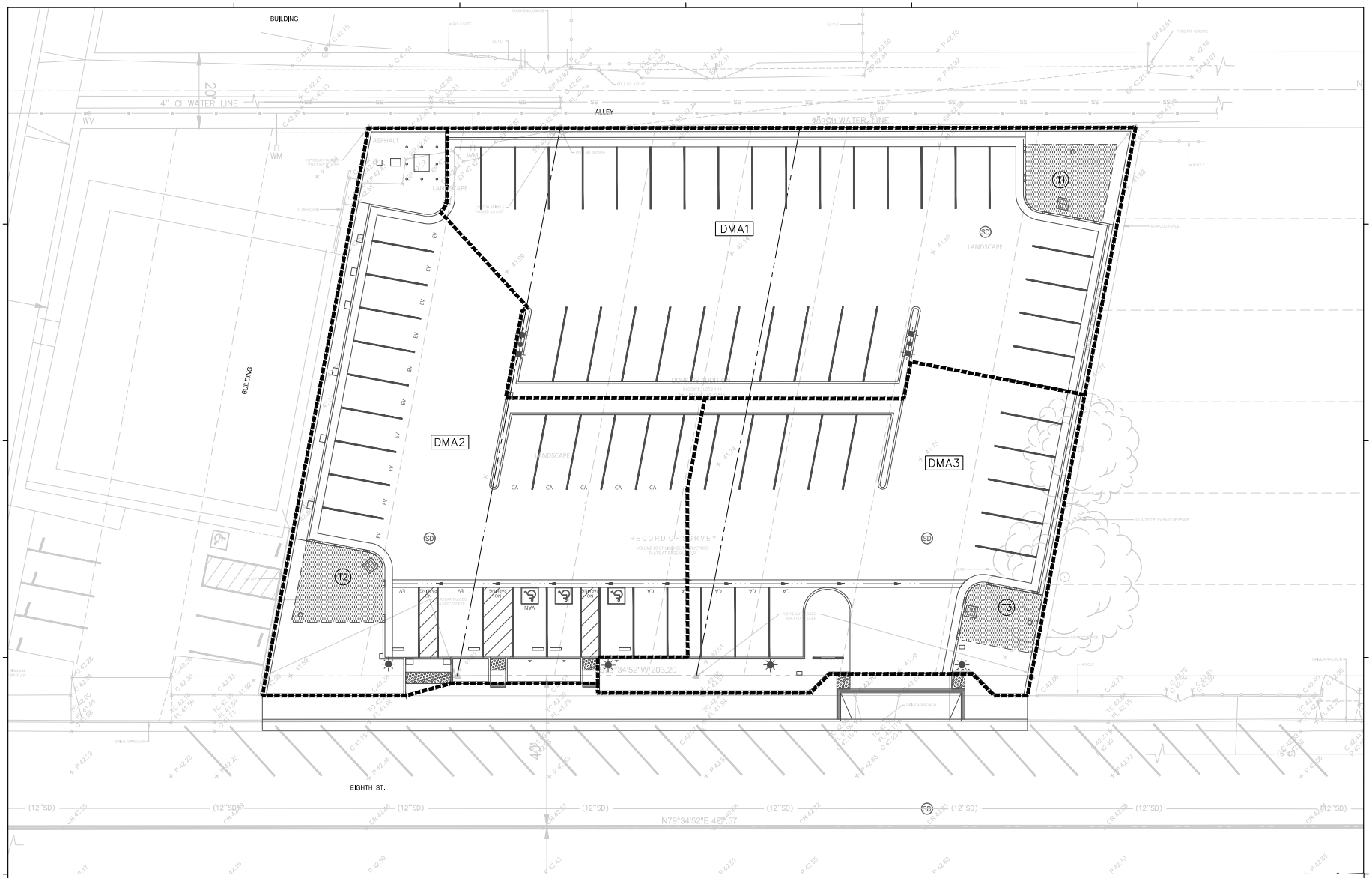

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (3 / C1.00)
- DMA# — DMA LABEL
- T# — TREATMENT AREA LABEL

STORMWATER TREATMENT NOTES

1. SEE GRADING PLAN FOR BIORETENTION AREA ELEVATIONS.
2. BIORETENTION TREATMENT SHALL BE SIZED AS 4% OF IMPERVIOUS AREAS.

BIORETENTION TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TCM #	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
1	11,699	9,901	1,798	BIORETENTION	T1	403	423
2	10,653	8,044	2,609	SELF-TREATING	T2	332	442
3	7,869	6,065	1,804	SELF-TREATING	T3	250	308
PROJECT TOTALS	30,221	24,010	6,211			985	1,173

*BIORETENTION TREATMENT SIZED TO TREAT 4% OF (IMPERVIOUS AREA+10% PERVIOUS AREA).

scale 1" = 10' feet

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NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

STORMWATER CONTROL PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
PROJECT NUMBER 23C4015.01

CITY OF HANFORD
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BY: CHRIS
02/01/2024

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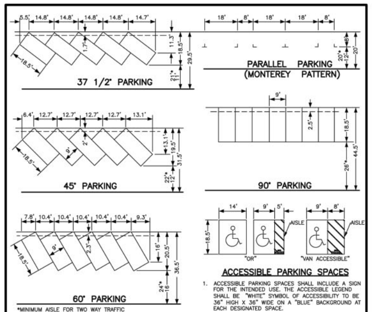


ACCESSIBLE PARKING SPACES

1. ACCESSIBLE PARKING SPACES SHALL INCLUDE A SIGN FOR THE INTENDED USE. THE ACCESSIBLE LEGEND SHALL BE "WHITE" SYMBOL OF ACCESSIBILITY TO BE 36" HIGH X 36" WIDE ON A "BLUE" BACKGROUND AT EACH DESIGNATED SPACE.
2. THE WORDS "NO PARKING" SHALL BE PAINTED IN THE LOADING AND UNLOADING AREA IN WHITE LETTERS NO LESS THAN 12" IN HIGH ON A CONTRASTING BACKGROUND AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
3. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8' WIDE MIN. AND SHALL BE DESIGNED VAN

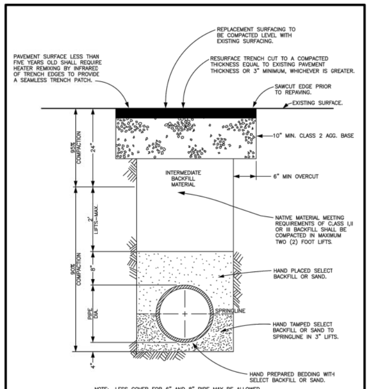
ACCESSIBLE SPACES REQ'D

TOTAL SPACES	ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 PER 100 ABOVE 1000

NOTE:

1. INSTALL 36" MIN. x 6" HIGH CONCRETE WHEEL STOPS WITH #6x18" REBAR TO PREVENT PARKED CARS FROM ENCROACHING OVER SIDEWALKS, ADJOINING PROPERTY OR CITY RIGHT-OF-WAY.
2. PROVIDE THE REQUIRED NUMBER OF PARKING STALLS AS REQUIRED BY THE CITY PLANNING DEPARTMENT BASED ON ZONING AND LAND USE.
3. COMPACT STALL SPACES SHALL BE 8'x16' & MARKED "COMPACT" WHEN APPROVED BY THE CITY ENGINEER. PLANNING DEPARTMENT SHALL DETERMINE MAX. No. OF COMPACT SPACES ALLOWED.

CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
PARKING LOT REQUIREMENTS
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 04/10/18 DRAWING NO. GE-29



NOTE: LESS COVER FOR 6" AND 8" PIPE MAY BE ALLOWED AT THE DISCRETION OF THE CITY ENGINEER.

TRENCH WIDTH MINIMUMS

PIPE SIZE	PIPE SIZE
6" THRU 15"	PIPE O.D. + 15"
18" THRU 36"	PIPE O.D. + 18"
>36"	PIPE O.D. + 24"

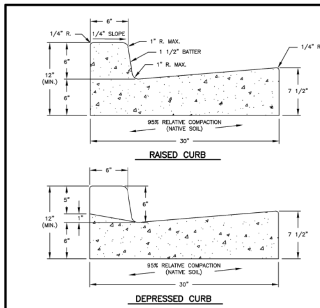
SEWER MAIN

UP THRU 12" PIPE – 42" COVER
OVER 12" PIPE – 48" COVER
COVER SHOWN IS MINIMUM.

WATER MAIN

UP THRU 10" PIPE – 36" COVER
OVER 10" PIPE – 42" COVER
COVER SHOWN IS MINIMUM.

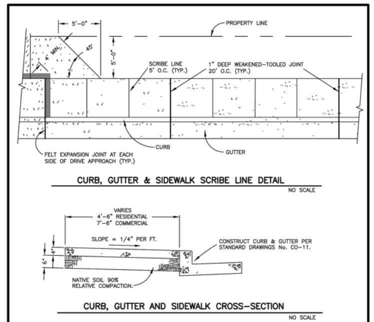
CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
RIGID PIPE TRENCH DETAIL
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 01/11/18 DRAWING NO. ST-10



NOTES

1. CONFORM TO EXISTING CURB & GUTTER WIDTH IF GREATER THAN 30".
2. FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
3. WOOD FORMS SHALL HAVE A NORMAL THICKNESS OF 2", EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR.
4. MINIMUM GRADE FOR CURB & GUTTER SHALL NEVER BE LESS THAN .0015 SLOPE, EXCEPT CURVE PORTIONS OF CUL-DE-SAC STREETS WHICH SHALL HAVE .0020 SLOPE MINIMUM.
5. 1"x2" LINE & GRADE STAKES ARE TO BE SET 3' FROM FACE OF CURB. STAKE SPACING SHALL BE 25' MAX. FOR A SLOPE OF .0015 AND 50' MAX. FOR SLOPES OF .0020 OR MORE (OR EQUIVALENT CONTROLS).
6. CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. IN 28 DAYS).
7. SEE CONCRETE NOTES (DRAWING No. CO-32) CITY STANDARD SPECIFICATIONS.

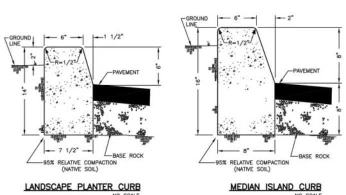
CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
30" CURB AND GUTTER
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 04/04/06 DRAWING NO. CO-11



NOTES:

1. FROMS TO REMAIN FOR A MIN. OF 24 HOURS.
2. WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2", EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY ENGINEER.
3. SEE CONCRETE NOTES (DRAWING No. CO-32) AND CITY STANDARD SPECIFICATIONS.
4. EXPANSION JOINTS SHALL BE INSTALLED WITHIN CURVILINEAR SIDEWALKS AT MIN. 60 FEET O.C.
5. CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).
6. FOR DOWNTOWN 2010 PLAN AREA SEE DESIGN GUIDELINES FOR SIDEWALK SCORING PATTERN.

CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
ADJACENT SIDEWALK DETAIL
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 04/04/06 DRAWING NO. CO-15



NOTES:

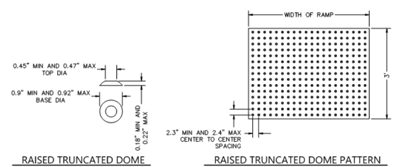
1. FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
2. WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2" EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR.
3. 1"x2" LINE & GRADE STAKES ARE TO BE SET 3' FROM FACE OF CURB.
4. SEE CONCRETE NOTES (DRAWING No. CO-32) AND CITY STANDARD SPECIFICATIONS.
5. WEAKEND PLANE JOINTS SHALL BE CONSTRUCTED AT 20' CENTERS, AND SHALL BE A MIN. DEPTH OF 1" & SHALL BE FINISHED W/A SCORING TOOL LEAVING THE EDGES ROUNDED. FILL JOINTS AT BACK OF CURBS WITH EPOXY OR AN APPROVED ALTERNATIVE, TO PROHIBIT DRAINAGE TO PAVED AREAS.
6. CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).

CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
CONCRETE CURB DETAILS
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 04/04/06 DRAWING NO. CO-17

ADDITIONAL NOTES:

1. CROSS SECTIONAL AREA OF 30" CURB AND GUTTER-1.64 SQ. FT.
2. 30" CURB AND GUTTER-16.4 L.F. PER CU. YD. OF CONCRETE.
3. AN APPROXIMATE 4" FLOW LINE SHALL BE TROWELED SMOOTH.
4. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH, AND ALL BROOMING SHALL BE PARALLEL TO THE DIRECTION OF FLOW.
5. 1/2" PRE-MOLDED JOINT FILLER SHALL BE INSTALLED IN EXPANSION JOINTS AT ALL DRIVE APPROACHES AND AT THE BEGINNING AND END OF ALL CURB RETURNS; AND SHALL BE HELD FIRMLY IN PLACE PRIOR TO PLACING CONCRETE. WEAKEND PLANE JOINTS SHALL BE AT 20' INTERVALS.
6. AT CONTRACTOR'S OPTION OR IF A JOINT IS MISSED AND SLIP FORM EQUIPMENT IS USED, CONTROL JOINTS SHALL BE SAW CUT TO A DEPTH OF 2" AT LOCATIONS AS SPECIFIED IN NOTE 5. THE TOP 3/4" OF THE CONTROL JOINT SHALL BE FILLED WITH A POLYURETHANE SEALANT (SIKAFLEX-IA OR EQUAL).
7. ALL WORK TO BE DONE AND ALL MATERIALS SUPPLIED SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION.
8. CURING COMPOUND SHALL BE APPLIED TO FRESH CONCRETE BY ROLLING, BRUSHING, OR SPRAYING, CURING COMPOUND SHALL BE MASTER BUILDERS "MASTERSEAL", W.R. GRACE AND CO. "HORN CLEARSEAL" OR APPROVED EQUAL.

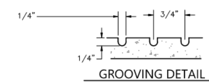
CITY OF HANFORD
DEPT. OF PUBLIC WORKS — ENGINEERING DIVISION
CONCRETE NOTES
STANDARD DRAWING
APPROVED BY: CITY ENGINEER R.C.E. 062044
REVISED: 04/04/06 DRAWING NO. CO-32

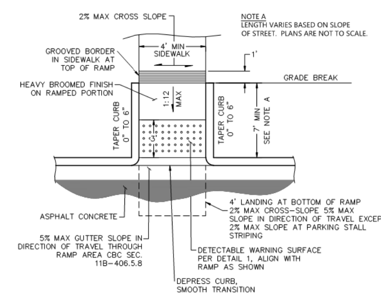


NOTES:

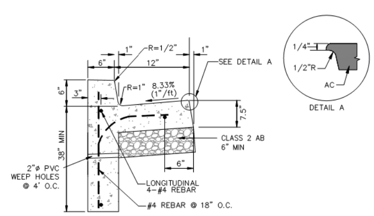
1. DETECTABLE WARNING SURFACE SHALL MEET SPECIFICATIONS PER CBC 11B-705.1
2. TRUNCATED DOMES SHALL ALIGN WITH THE RAMP IN THE DIRECTION OF TRAVEL.
3. AT CURB RAMPS, FRONT EDGE OF DETECTABLE WARNING SURFACE SHALL BE BETWEEN 6 AND 8 INCHES OF FACE OF CURB.
4. DETECTABLE WARNING SURFACE SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.

TRUNCATED DOMES
NOT TO SCALE
1





CURB RAMP
NOT TO SCALE
2



NOTES:
1. PLACE AC PLUG PER DETAIL 10 THIS SHEET IF CURB IS ADJACENT TO EXISTING AC PAVEMENT TO REMAIN.
2. CONCRETE CURB SHALL EXTEND A MINIMUM OF 2" BELOW THE BASE ROCK AND INTO THE SUBGRADE.

EXTENDED CURB AND GUTTER
NOT TO SCALE
3

NOT USED
NOT TO SCALE
4

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1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER — ERIC S. SWANSON — No. 64607 — CIVIL — STATE OF CALIFORNIA — 09/15/2023

AGENCY

NRBP24-0422

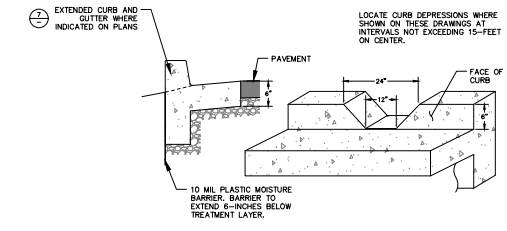
KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

CONSTRUCTION DETAILS

NO.	REVISION	DATE

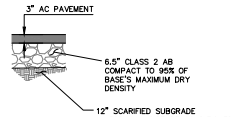
PROJECT MANAGER: ESS
DRAWN BY: AD
CHECKED BY: CG
DATE: 8/11/2023
PROJECT NUMBER: 2366-01-CI21
SHEET: C7.00

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRYSTINA ARMS 02/01/2024



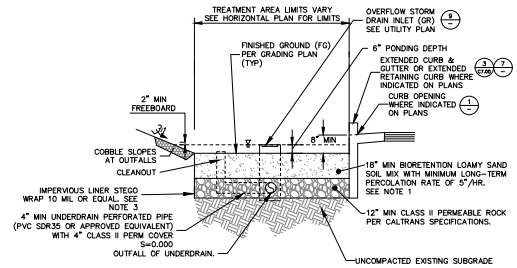
NOTE
PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15-FEET. PROVIDE EXPANSION JOINTS EVERY 60-FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.

CURB OPENING
NOT TO SCALE
1



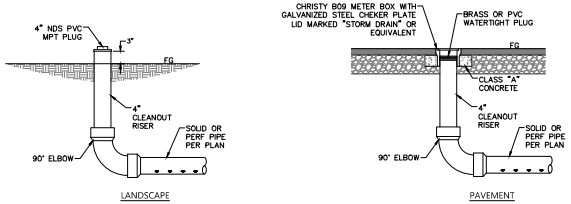
PAVING NOTES:
1. BASED ON THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION REPORT; PROPOSED KINGS COUNTY AREA PUBLIC TRANSIT CENTER; NEC OF 7TH STREET AND HARRIS STREET; HANFORD, CALIFORNIA" PREPARED BY TECHNICON ENGINEERING SERVICES, INC. DATED JANUARY 27, 2022.
2. SEE LANDSCAPE PLANS FOR FINISH OF STAMPED ASPHALT AND ASPHALT WALK.

ASPHALT CONCRETE PAVEMENT (T.I. = 6)
NOT TO SCALE
2

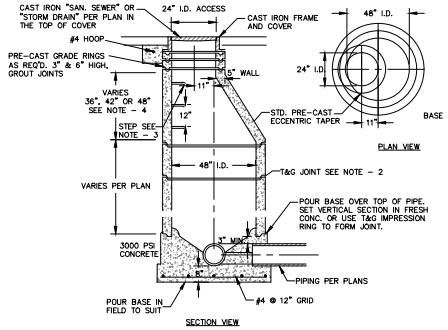


NOTES:
1. FOR SOIL MIX SPECIFICATION REFER TO APPENDIX B "LOAMY SAND SOIL MIX SPECIFICATION PLANTING AND IRRIGATION GUIDANCE" FROM THE CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK 6TH EDITION.
2. ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE ½" DIAMETER HOLES, EQUALLY SPACED HOLES FACING DOWN AND NOT LESS THAN THREE HOLES PER LINED FOOT OF PIPE.
3. LINER ONLY REQUIRED WHERE TREATMENT AREA IS WITHIN 10' OF STRUCUTRE

BIORETENTION BASIN
NOT TO SCALE
3

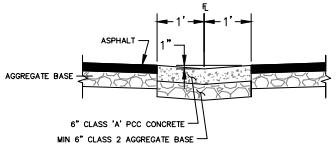


STORM DRAIN CLEANOUT
NOT TO SCALE
4

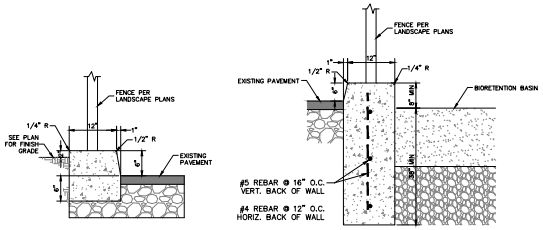


NOTES:
1. USE 48" MANHOLE FOR ALL PIPES LESS THAN 30" DIAMETER.
2. PRE-CAST MANHOLE MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.
3. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.
4. 3/4" DIA. GALV. STEEL STEPS ARE SPACED 12" O.C. VERTICALLY & 6" FROM JOINTS.
5. A 36" TAPER MAY BE COMBINED WITH A 12" VERTICAL TO FORM A 48" TAPER SECTION.
6. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TOWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.
7. MANHOLE SHALL BE SET TO GRADE SUBSEQUENT TO PLACING AC OR RCC.
8. COAT ALL CONCRETE SURFACES INSIDE SANITARY SEWER MANHOLES WITH XYPEX "CHRISTALLINE" OR APPROVED EQUAL.

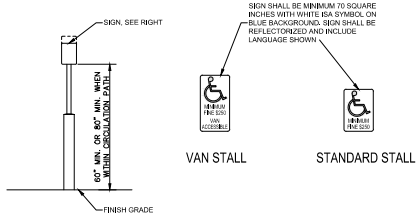
STORM DRAIN MANHOLE
NOT TO SCALE
5



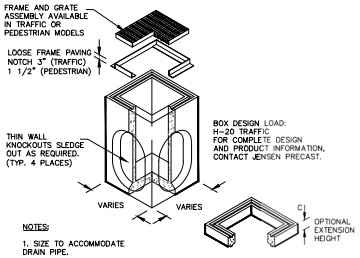
VALLEY GUTTER
NOT TO SCALE
6



RETAINING CURB
NOT TO SCALE
7



ADA PARKING SIGNAGE
NOT TO SCALE
8



NOTES:
1. SIZE TO ACCOMMODATE DRAIN PIPE.

STORM DRAIN OVERFLOW INLET
NOT TO SCALE
9

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AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA
CONSTRUCTION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
PROJECT NUMBER
2024-015-P121

CITY OF HANFORD
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE WITHOUT APPROVAL.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS DOES NOT ALTER THE PERMIT OR TO BE IN VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. REVIEWED FOR CODE COMPLIANCE.
BY: CHRISTIAN JONES
02/01/2024

C7.10

10/31/2023 6:09:02 PM
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1/21/2022 5:09:02 PM
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CITY OF HANFORD PUBLIC WORKS DEPARTMENT
PROJECT MANAGER: DOUG PACOCK
DESIGNED BY: ALAN GOYEB
CHECKED BY: ALAN GOYEB
THESE PLANS AND SPECIFICATIONS MUST BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
NO CHANGES WILL BE ACCEPTED UNLESS SUCH CHANGES ARE APPROVED BY THE CITY ENGINEER.
THE PROJECT NUMBER FOR THIS PROJECT IS: 2366/01/C1/01
SPECIFICATION: 2366/01/C1/01
VIOLATION OF COPYRIGHT OF ANY CITY ORDINANCE OR STATE LAW WILL BE PROSECUTED FOR
BY: CHRIS CORTEZ, CITY ATTORNEY
DATE: 12/13/2021
C7.20

NO.	REVISION	DATE

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

CONSTRUCTION DETAILS

NRBP24-0422

CONSULTANT
BKF
REGISTERED PROFESSIONAL ENGINEER
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09/16/2022
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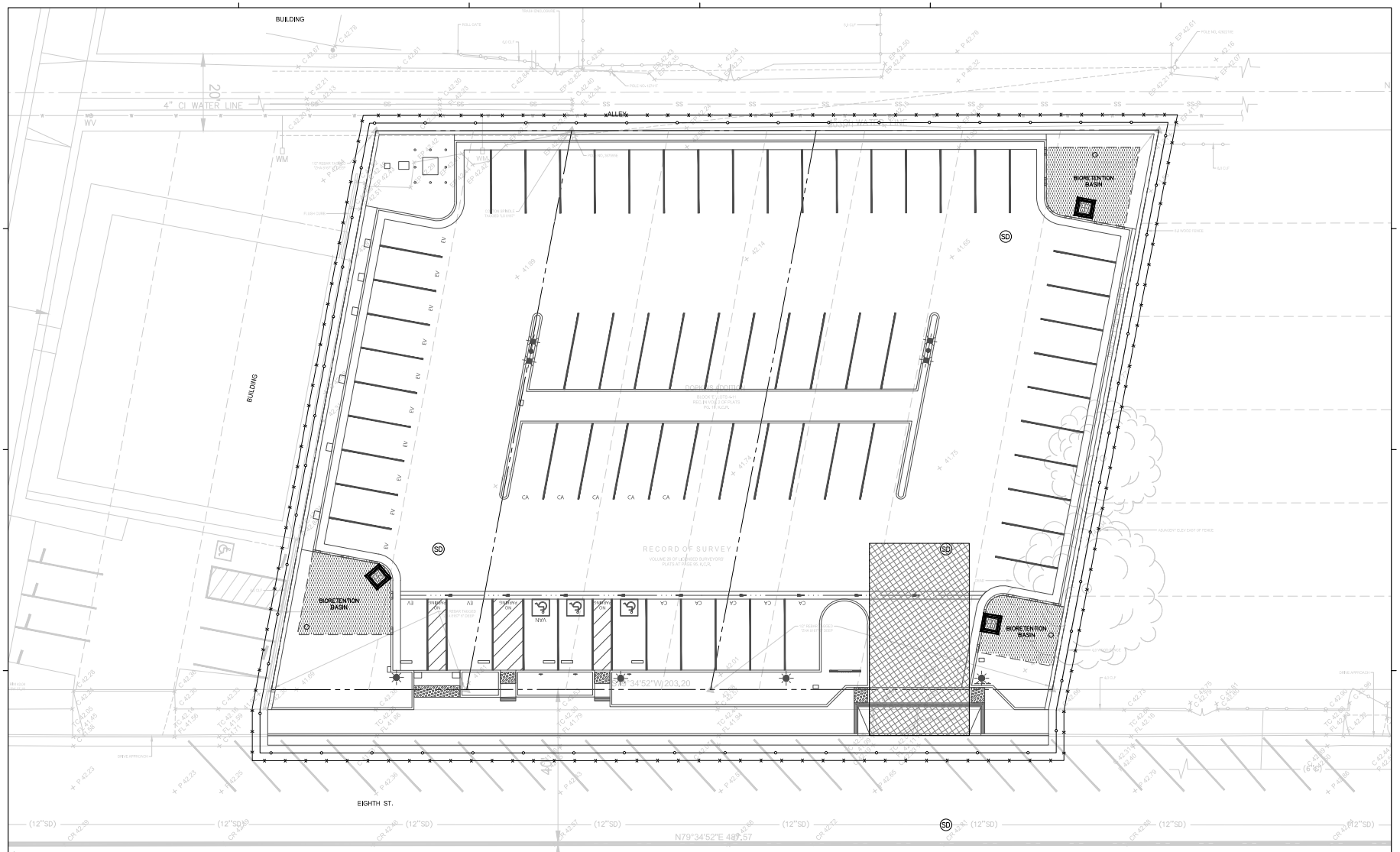

LEGEND

- PROPERTY LINE
- CONSTRUCTION FENCE
- FIBER ROLL
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

**SEE CALIFORNIA CONSTRUCTION SITE BMP FACT SHEETS FOR DETAILS

EROSION CONTROL NOTES

1. THE QSD SERVICES ARE PROVIDED BY ANOTHER CONSULTANT AND THE QSD WILL PROVIDE THE SWPPP.
2. THE CONTRACTOR SHALL PROVIDE THE QSP.
3. THE CONTRACTOR SHALL ADJUST THE EROSION CONTROL LAYOUT FOR SITE CONDITIONS. SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO LEAVE THE SITE WITHOUT BEING ADEQUATELY FILTERED OR DETAINED TO ALLOW SETTLEMENT.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT AND SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE. FABRIC-WRAPPED CINDER BLOCKS, SAND BAGS, FIBER ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE AT ALL TIMES UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.
7. HYDROSEED AND INITIAL LANDSCAPE PLANTING SHALL BE IN-PLACE NO LATER THAN SEPTEMBER 15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WATERING OF AREAS TO ESTABLISH GROWTH AND STABILIZE SLOPES BY OCTOBER 1.
8. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT AND SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE SWPPP. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
10. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
11. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
12. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES LISTED IN THE SWPPP.
13. DURING PERIODS WHEN STORMS ARE FORECASTED -
14. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
15. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
16. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH STRAW BALES, SILT FENCE, OR OTHER RUNOFF CONTROLS.
17. USE INLET CONTROLS FOR STORM DRAINS ADJACENT TO THE STOCKPILED
18. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT
19. DURING PERIODS WHEN STORMS ARE NOT FORECASTED -
20. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
21. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
22. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL.
23. DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. MAINTENANCE, MONITORING, AND INSPECTION SHALL BE CONDUCTED ACCORDING TO THE PROCEDURES OUTLINED IN THE SWPPP. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS, ACCORDING TO THE PROCEDURES INDICATED IN THE SWPPP. MONITORING FORMS AND COMPLIANCE CERTIFICATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.
25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON AND/OR AS NEEDED.
26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION.
27. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND MAKE ALL NECESSARY REPAIRS AFTER EACH STORM EVENT AND/OR AS NEEDED.
28. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
29. ALL ROUGH GRADED AREAS SHALL BE HYDROSEEDED. HYDROSEED WITH NON-IRRIGATED HYDROSEED MIX. HYDROSEED DURING THE FALL. REFER TO LANDSCAPE SPECIFICATIONS. HYDROSEED MIX SHALL BE 100% ZORRO FESCUE (65 LBS/ACRE) 16-6-8 FERTILIZER (500 LBS/ACRE).
30. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND DESIGNATING AREAS FOR SOIL AND CONSTRUCTION MATERIALS STORAGE, AND WASTE COLLECTION AREAS. AREAS ARE TO BE COVERED AND SURROUNDED BY EARTHERN BERMS AND/OR OTHER CONTAINMENT MEASURES.
31. VACUUM SAW-CUTTING SLURRY IMMEDIATELY AND REMOVE FROM SITE. DO NOT ALLOW SAW-CUT SLURRY TO ACCUMULATE ON SURROUNDING PAVEMENT OR ENTER THE STORM WATER CONVEYANCE SYSTEM.

scale 1" = 10' feet

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WALNUT CREEK, CA 94596
(925) 940-2200
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AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

EROSION CONTROL PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY

APPROVED
CITY OF HANFORD PUBLIC WORKS BUILDING DIVISION
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE BUILDING DIVISION.
DATE
THE STAMPING OF THIS PLAN AND SPECIFICATIONS DOES NOT CONSTITUTE A PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"
BY: CHRIS PARKER
02/01/2024

PROJECT NUMBER
236-C015-C1210

C8.00

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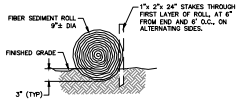
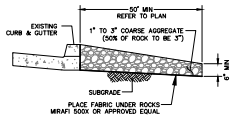
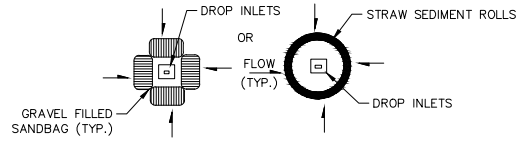


FIBER ROLL
NOT TO SCALE
1

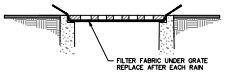


NOTE:
REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT
IF CONSTRUCTION ENTRANCE EMT IS CLOGGED WITH SEDIMENT.

CRUSHED ROCK ENTRANCE
NOT TO SCALE
2

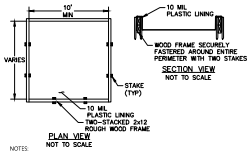


INLET PROTECTION
NOT TO SCALE
3



NOTE:
REMOVE ON COMPLETION OF CONSTRUCTION.

FILTER FABRIC
NOT TO SCALE
4



NOTES:

1. LOCATION IN PLAN SHOWN FOR GRAPHIC PURPOSE ONLY. LOCATION TO BE APPROVED BY INSPECTOR.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONSTRUCT A BERMED AREA LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY. WASHOUT SHOULD BE LINED WITH A 10 MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL. REFER TO PROJECT SWPPP FOR BMP INSPECTION AND MAINTENANCE.

CONCRETE WASHOUT
NOT TO SCALE
5

DETAIL
NOT TO SCALE
6

DETAIL
NOT TO SCALE
7

DETAIL
NOT TO SCALE
8

DETAIL
NOT TO SCALE
9

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rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

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CONSULTANT

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
ERIC J. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA
09/15/2023

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

EROSION CONTROL DETAILS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
PROJECT NUMBER
23C-015-C121

CITY OF HANFORD
ENGINEERING DIVISION
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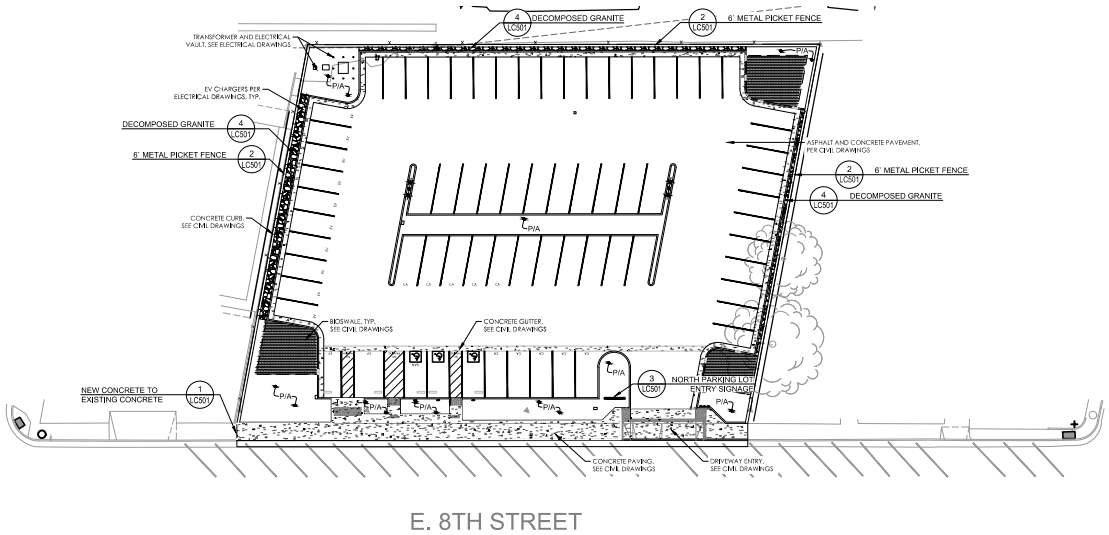
BY: CHRIS ... DATE
02/01/2024

C8.10

10/31/2023 5:09:02 PM
C:\Users\jacob\Documents\02_Local Files\2016_KAMT_Civil_CENTRAL_R3_jacob4797.rvt



E. 8TH STREET

CONSTRUCTION NOTES

1. APPROVED PLANS - NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY OWNER. THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR WITHOUT NOTIFICATION TO THE OWNER MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS FOR THIS PROJECT ON THE SITE AT ALL TIMES, AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. UNDERGROUND UTILITIES - PRIOR TO BEGINNING ANY EXCAVATION OR BORING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. EXISTING UNDERGROUND UTILITIES - THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES, WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OR ELEVATION. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR PROTECTING THE SAME DURING THE COURSE OF THE PROJECT. ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE PLAN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CITY GENERAL SERVICES AGENCY.
4. SAFETY - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAFETY OF THE JOB SITE AND THE CONSTRUCTION WORK. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CITY INSPECTOR MAY NOTIFY THE CONTRACTOR OF ANY UNSAFE CONDITIONS WHICH MAY BE OBSERVED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY TAKING ALL SUCH MEASURES AS WILL CORRECT THE UNSAFE CONDITION.
5. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF HIS WORK, AND SHALL EXERCISE DUE CAUTION TO ITS ORIGINAL CONDITION. ALL IMPROVEMENTS OR PROPERTY WHICH IS DAMAGED OR REMOVED (UNLESS DESIGNATED FOR REMOVAL ON THE PLANS) AS A RESULT OF HIS OPERATIONS.
6. SITE CONDITIONS - THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD. ALL SUCH CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
7. CONTRACTOR'S RECORD OF CHANGES - THE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES FROM THE CONSTRUCTION AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER OF RECORD WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS.
8. HOURS OF WORK - PROJECT CONSTRUCTION WITHIN 500 FEET OF ANY EXISTING BUSINESSES SHALL BE COORDINATED DIRECTLY WITH THE OWNER. A WORK SCHEDULE SHALL BE PROVIDED AND APPROVED BY THE OWNER INDICATING HOURS OF CONSTRUCTION PRIOR TO WORK COMMENCING.
9. EXISTING SURVEY MONUMENTS - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.
10. OFF-SITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR PERMISSION OF THE OFF-SITE PROPERTY OWNER AND THE CITY OF HANDFORD BUILDING DEPARTMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR CLEANING CITY/STATE STREETS, CURBS, GUTTERS AND SIDEWALKS OF DIRT TRACKED FROM THE SUBJECT SITE. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. THE CLEANING SHALL BE DONE AFTER EACH DAY'S WORK OR AS DIRECTED BY THE PROJECT INSPECTOR.
12. ALL LARGE CONSTRUCTION EQUIPMENT IS TO BE EQUIPPED WITH "CRITICAL" GRADE NOISE MUFFLERS, NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF "CRITICAL" RATHER THAN "STOCK" GRADE MUFFLERS CAN BE AS HIGH AS 5dBA. ENGINES WILL BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS. BACK UP BEEPERS ARE TO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS AS ALLOWED BY OSHA.
13. IN THE EVENT THAT GRADING OR OTHER OPERATIONS DO UNCOVER BURIED ARTIFACTS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED TO PREVENT FURTHER DISRUPTION OF THE NEWLY DISCOVERED ARCHAEOLOGICAL SITE. A QUALIFIED ARCHAEOLOGIST SHOULD THEN EVALUATE THE DISCOVERY AND RECOMMEND THE APPROPRIATE DISPOSITION OF THE RESOURCES. THE CITY GENERAL SERVICES AGENCY SHALL BE NOTIFIED. ALL STATE AND FEDERAL LAWS SHALL BE COMPLIED WITH.
14. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF HANFORD BUILDING INSPECTORS, THE OWNER AND THE ENGINEER OF RECORD 24 HOURS PRIOR TO THE MEETING. THE MEETING SHALL INCLUDE THE SPECIAL INSPECTION REPORTING REQUIREMENTS, DISCUSSION OF THE EROSION CONTROL, DISABLED ACCESS COMPLIANCE & REPORTS REQUIRED. CALL THE CITY OF THOUSAND OAKS FOR INSPECTIONS.
15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL RETAIL SHOPS DURING BUSINESS HOURS. COORDINATE DETOUR LOCATIONS WITH OWNERS PRIOR TO NECESSARY CLOSURES.
16. CONCRETE CUTTING REQUIRES COMPLETE RECOVERY OF THE SLURRY VIA VACUUM SYSTEM OR OTHER LIKE SYSTEM.
17. WHEN POURING OR PATCHING CONCRETE, WASHOUT IS REQUIRED TO BE USED ONSITE.
18. CONTRACTOR SHALL SCHEDULE TUTORIAL WITH LIGHTING REPS AND CRPD STAFF AND MAINTENANCE ALL LIGHTING CONTROLS AND OPERATIONS.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
X / Y	DETAIL CALLOUT, WHERE "X" IS THE DETAIL NUMBER AND "Y" IS THE PAGE NUMBER
X / Y	SECTION CALLOUT, WHERE "X" IS THE SECTION NUMBER AND "Y" IS THE PAGE NUMBER
	SAWCUT LINE. JOIN EXISTING PAVING. DETAIL 4/LC501.
P/A	PLANTING AREAS

NORTH

0 20 40 60 feet

1" = 20'

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3765 SOUTH HIGUERA STREET, SUITE 100
SAN LUIS OBISPO, CA 93401

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LICENSED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
07.31.2024
STATE OF CALIFORNIA

CONSULTANT

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA
CONSTRUCTION PLAN - NORTH

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER: LEE
DRAWN BY: LEE CHECKED BY: LEE
14 AUGUST 2022

PROJECT NUMBER: 23CA015-C121

CITY OF HANFORD BUILDING DIVISION
APPROVED
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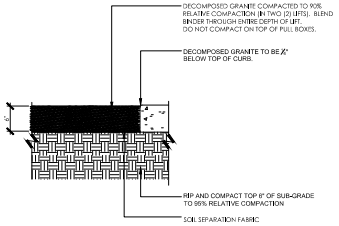
BY: CHRIS CLARK
02/01/2024

C-101

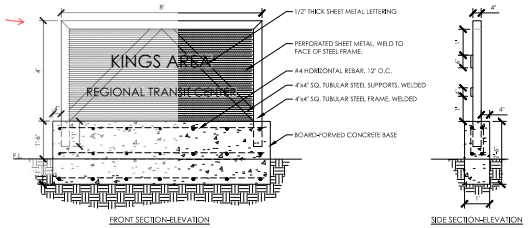


4 DECOMPOSED GRANITE
1" = 1'-0"
RRM-2300-2366.01-69

freestanding signage not permitted in MX-D

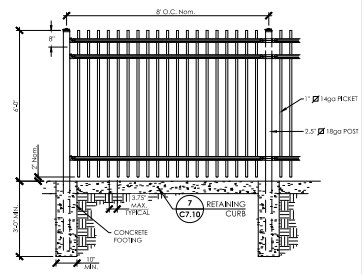
Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.



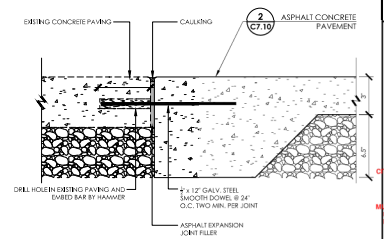
NOTES:
- SIGNAGE AT NORTH PARKING LOT TO MATCH SIGNAGE AT SOUTH WESTERN CORNER OF MAIN TRANSIT FACILITY.

3 NORTH PARKING LOT ENTRY SIGNAGE
1/2" = 1'-0"
RRM-2300-2366.01-99



NOTE:
1. VERIFY & INSTALL PER MANUFACTURER'S INSTRUCTIONS PRIOR TO FABRICATION.

2 6' METAL PICKET FENCE
1/2" = 1'-0"
RRM-2300-2366.01-13



1 NEW CONCRETE TO EXISTING CONCRETE
3" = 1'-0"
RRM-2300-2366.01-46

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SAN LUIS OBISPO, CA 93401

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LARRY WHITE
07-31-2024
STATE OF CALIFORNIA

CONSULTANT

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA
CONSTRUCTION DETAILS

NO.	REVISION	DATE
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△		
△		

PROJECT MANAGER
DRAWN BY CHECKED BY
PROJECT NUMBER
2366.01.E.01

CITY OF SANTA MARIA
PLANNING DIVISION
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14 AUGUST 2022
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BY: CHRIS
02/01/2024

LC501

N:\2300_Dave-Kings-City-Transit-Hanford\Main\Facility\Landscape-Architecture\Unit-2-Construct\Sheet-Files\Phase 1\Parking Lot\PL-2366.01-C501_Parking Lot.dwg, LC501, Jan 18, 2022 - 4:09pm, kirstenchem

COMPLIANCE WITH MWELO

1. PROJECT INFORMATION - SEE COVER PAGE OF THIS DRAWING SET FOR ALL INFORMATION INCLUDING, DATE, PROJECT APPLICANT AND OWNER, AND ADDRESS.
   1.1. TOTAL LANDSCAPE AREA: 4,434 SQ. FT.
   SHRUBS GROUNDCOVER AND TREES - 4,434 SQ. FT.
   TURF - 0 SQ. FT.
2. PROJECT TYPE - NEW CONSTRUCTION
3. WATER SUPPLY - POTABLE
4. CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENT PACKAGE:
   X LANDSCAPE DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   X IRRIGATION DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   X GRADING DESIGN PLAN - PER CIVIL SHEETS
5. WATER BUDGET CALCULATIONS (MAWA) AND (ETWU). SEE ABOVE.
6. I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

LANDSCAPE ARCHITECT | CA LICENSE NUMBER #6210

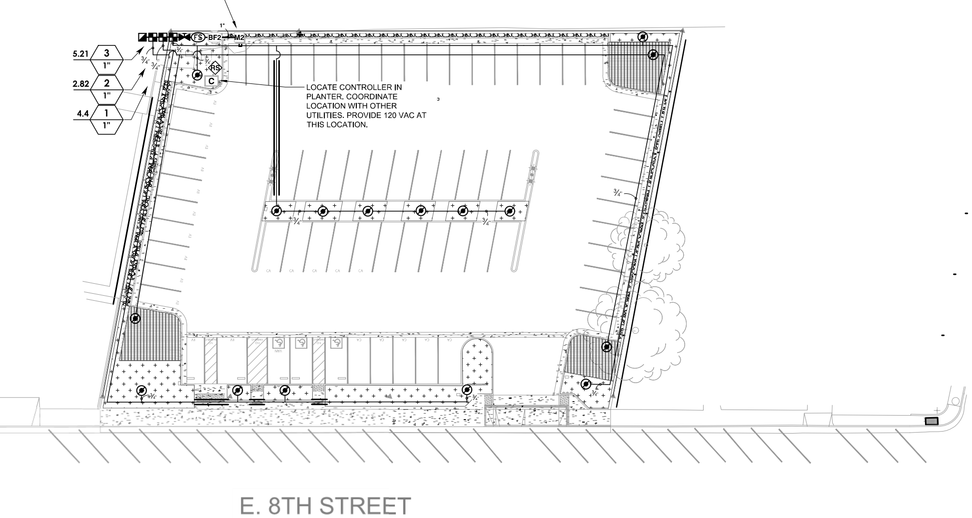
CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:
https://water.ca.gov/LegacyFiles/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

1. COMPOSTING
   Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area - unless contra-indicated by a soils report.
2. PLANT MATERIAL
   For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLs plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
3. IRRIGATION SYSTEM
   Shall comply with the following:
   Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
   Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted.
   Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufactures recommended pressure range.
   All irrigation emision dvices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
   Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
4. CERTIFICATE OF FINAL COMPLETION (MWELO SECTION 492.9)
   At the time of final inspection, the CONTRACTOR must provide the owner of the property with a certificate of completion for review/approval by the Building and Safety Division prior to final occupancy of the project (see MWELO Appendix C for sample). The Certificate of Completion shall contain, at a minimum, the following:
   - Project Information
   - Certification by either the signer of the landscape design plan, the singer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes)
   - Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
   - Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
   - Irrigation audit report (see MWELO Section 492.12)
   - Soil analysis report

POINT OF CONNECTION:	1"
MAX. DEMAND:	6.09 GPM
AVAILABLE PRESSURE:	– PSI
PSI INFO PROVIDED BY:	CITY OF HANFORD

EXISTING METER TO BE REPLACED, VERIFY POINT OF CONNECTION IN FIELD.

SYSTEM DESIGNED TO OPERATE AT A MINIMUM OF 85 PSI. NOTIFY LANDSCAPE ARCHITECT IS PRESSURE IS FOUND TO BE +/- 10 PSI, FROM 85 PSI



IRRIGATION DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS LOW TO MEDIUM WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

TOTAL PERVIOUS LANDSCAPE AREA: 4,434 SF

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
■	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	7/LI501
⊙	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
(dotted area)	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB 1/2" FEMALE THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5-6.0 GPH. RECOMMENDED PRESSURE FROM - PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. ON IH-12 RISER Emitter Notes: 05HEB emitters (2 assigned to each 2 gal plant) 05HEB emitters (2 assigned to each 5 gal plant) 05HEB emitters (2 assigned to each 1 gal plant)	10/LI501
(hatched area)	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE. DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	14/LI501

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
◩	HUNTER HQ-33DLRC QUICK COUPLER VALVE. YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 2-PIECE BODY.	5/LI501
⧗	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	4/LI501
BF2	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1/LI501
C	HUNTER I2C-2400-SS 24 STATION OUTDOOR MODULAR CONTROLLER. WITH TWO ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	11/LI501
RS	HUNTER MWS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR. 120 VAC. 5 AMP. 5 YEAR WARRANTY.	13/LI501
FS	HUNTER HC-075-FLOW 3/4" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	3/LI501
M2	WATER METER 1"	
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
———	IRRIGATION MAINLINE: PVC SCHEDULE 40	
═══	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	

Valve Callout: # Valve Number, # Valve Flow, #" Valve Size

WATER USE CALCULATIONS

Appendix B - Sample Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 48.:

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 - DT Shrubs	0.25	Drip	0.9:	0.27	4434	1218.13	36,327
2 - DT Trees	0.25	Bubbler	0.8	0.31	0	0.00	0
				Totals	4434	1218.13	36,327
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
Other				1	0		0
				Totals	0		0
						ETWU Total	36,327
						Maximum Allowed Water Allowance (MAWA)	59,504

Hydrozone #/Planting Description	*Irrigation Method*	*Irrigation Efficiency*	*ETWU (Annual Gallons Required)*
E.G.	*overhead spray or drip*	*0.75 for spray head*	*Eto x 0.62 x (ETAF x Area)*
1.) front lawn		*0.81 for drip*	*where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.*
2.) low water use plantings			
3.) medium water use planting			

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B / A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) / (A+C)

IRRIGATION NOTES

1. CONTRACTOR TO REVIEW EXISTING AND NEW IRRIGATION SYSTEM WITH OWNERSHIP STAFF PRIOR TO ANY RETROFIT.
2. ANY PIPING WITHIN THE DRIPLINES OF EXISTING TREES TO REMAIN SHALL BE HAND TRENCHED.
3. CONTRACTOR SHALL SLEEVE ALL LATERALS AND MAINLINES RUNNING UNDER PAVING.
4. IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE. ALL Q.C. VALVES ARE TO BE LOCATED 12" FROM SIDEWALKS, CURBS, ASPHALT & CONCRETE SURFACES.
5. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
6. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
10. CONTRACTOR SHALL ADJUST HEADS AS NEEDED TO MINIMIZE OVERSPRAY ONTO HARDSCAPE AREAS.
11. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
13. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
14. ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
15. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM FOLLOWING A PRECIPITATION TEST PER THE OWNER. ADJUSTMENTS SHALL INCLUDE BUT WILL NOT BE LIMITED TO: HEAD RELOCATION, CHANGING NOZZLES, AND ADJUSTING ARC PATTERNS TO ATTAIN 65% EFFICIENT UNIFORMITY AS REQUIRED BY THE OWNER.
16. CONTRACTOR SHALL SLEEVE ALL PIPE CROSSINGS UNDER HARDSCAPE. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF HARDSCAPE AT EDGE OF PLANTER TO INDICATE LOCATION OF SLEEVE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF HARDSCAPE, TYP.
17. ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN. AWAY FROM IMMEDIATE BUILDING ENTRIES.
18. EXTRA VALVE WIRES SHALL BE PROVIDED FOR EACH VALVE STATION NOT USED ON PROPOSED CONTROLLER. UNLESS OTHERWISE NOTED ON PLANS, VALVE WIRES SHALL BE EXTENDED AND LOCATED IN TWO (2) VALVE BOXES EACH LOCATED AT POLAR OPPOSITE ENDS OF THE PROJECT SITE.
19. FOR ALL DRIP AREAS: CONTRACTOR TO INSTALL AIR RELIEF VALVES, OPERATION INDICATORS AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
20. CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3. ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.

NORTH
0 20 40 60 feet
1" = 20'

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LICENSED LANDSCAPE ARCHITECT LANCE WIERSCHEM LIC. #6210 07.31.2024 STATE OF CALIFORNIA

CONSULTANT

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

IRRIGATION PLAN - NORTH

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 14 AUGUST 2022
PROJECT NUMBER 2366-01-CI21
SHEET LI101

CITY OF HANFORD BUILDING DIVISION
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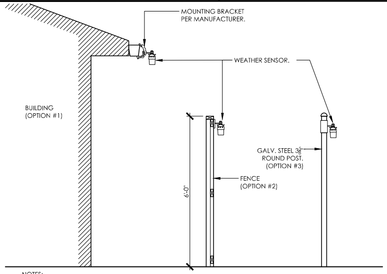
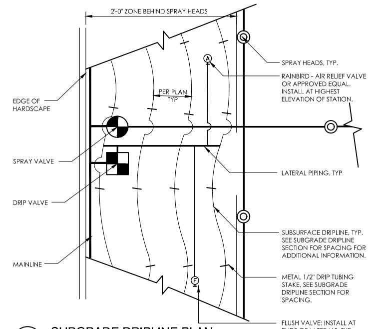
BY: CHRYS[illegible]
02/01/2024

N:\2200\2366-01-CI21-Kings-Cty-Rural-Transit-New-Facility\Landscape-Architecture\Task-L2-ConDocs\Sheet-Files\Phase 1 (N Parking Lot)\IP-2366-01-CI21_Parking Lot.dwg, LI501, Sep 18, 2023 4:42pm, ldwierschem

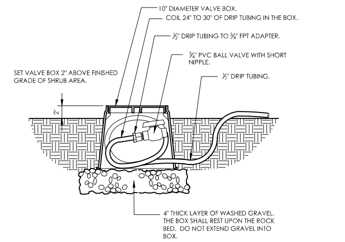


NOTES:
1. INSTALL WEATHER SENSOR CLEAR FROM OVERHEAD PROJECTIONS AT A MINIMUM ELEVATION OF 6' FROM THE GROUND. UTILIZE MANUFACTURER'S ACCESSORY CLIPS AND MOUNTING EQUIPMENT.
2. WEATHER SENSOR SHALL BE INSTALLED ON BUILT STRUCTURES PER OPTION #1 WHERE POSSIBLE. WHERE NO BUILT STRUCTURES ARE AVAILABLE, INSTALLATION SHALL BE PER OPTION #2. OPTION #3 SHALL BE UTILIZED ONLY WHEN THE OTHER TWO OPTIONS ARE NOT VIABLE.
3. INSTALL WEATHER SENSOR WITHIN RANGE OF RECEIVER MODULE.

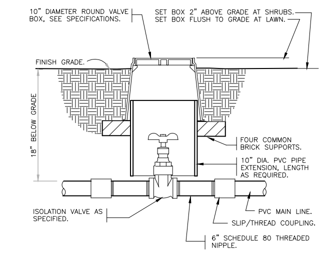
13 WIRELESS RAIN SENSOR
1/2" = 1'-0" 328409.83-01



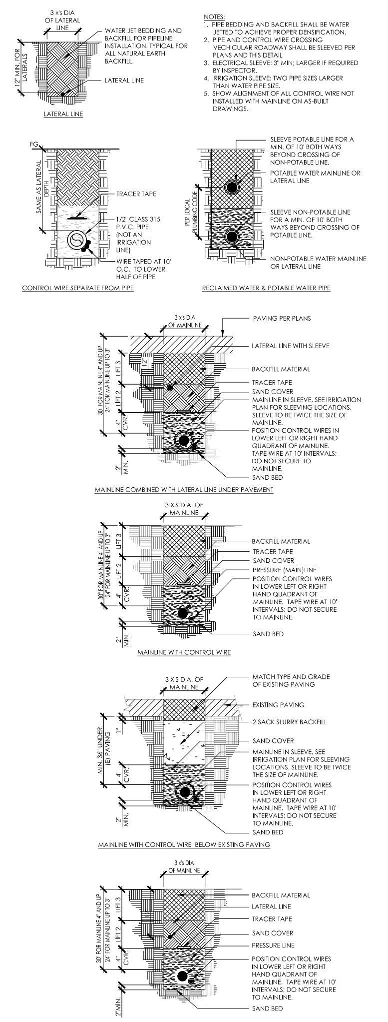
14 SUBGRADE DRIPLINE PLAN
1 1/2" = 1'-0" 328413.90-07



8 DRIP FLUSH VALVE
1 1/2" = 1'-0" 328413.49-03

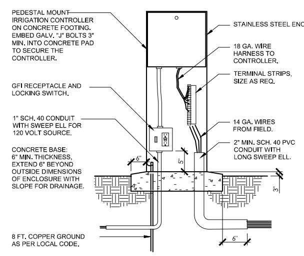


4 BRASS ISOLATION VALVE
1 1/2" = 1'-0" RRM-2300-2366.01-03

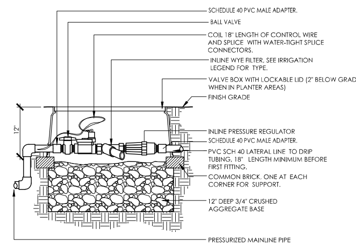


NOTES:
1. PIPE BEDDING AND BACKFILL SHALL BE WATER JETTED TO ACHIEVE PROPER DENSIFICATION.
2. PIPE AND CONTROL WIRE CROSSING VECHICULAR ROADWAY SHALL BE SLEEVED PER PLANS AND THIS DETAIL.
3. ELECTRICAL SLEEVE: 3" MIN; LARGER IF REQUIRED BY INSPECTOR.
4. IRRIGATION SLEEVE: TWO PIPE SIZES LARGER THAN WATER PIPE SIZE.
5. SHOW ALIGNMENT OF ALL CONTROL WIRE NOT INSTALLED WITH MAINLINE ON AS-BUILT DRAWINGS.

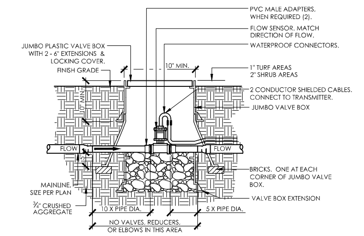
12 TRENCHING
1" = 1'-0" 328401-19



11 STAINLESS STEEL PEDESTAL MOUNTED CONTROLLER
1" = 1'-0" RRM-2300-2366.01-22

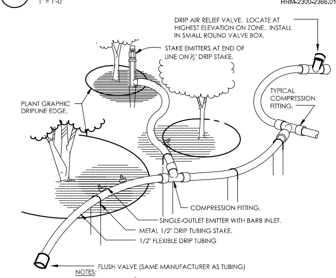


7 DRIP ZONE CONTROL VALVE
1/2" = 1'-0" 328413.76-53



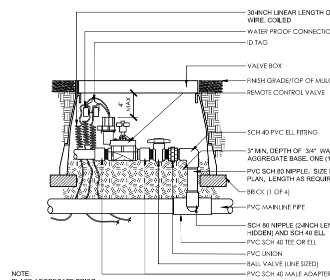
NOTES:
1. CONTRACTOR SHALL WIRE FLOW SENSOR TO IRRIGATION CONTROLLER IF CONTROLLER ALLOWS.
2. FLOW SENSOR MAKE AND MODEL SHALL BE COMPATIBLE WITH IRRIGATION CONTROLLER.

3 FLOW SENSOR
3/4" = 1'-0" 328409.63-10



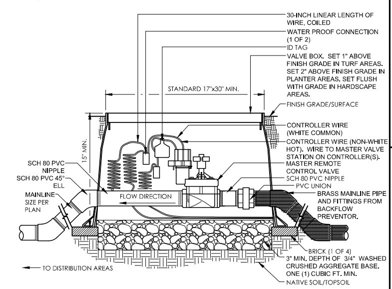
NOTES:
A. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
B. EVENLY SPACE EMITTERS AROUND PLANT.
C. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
D. 1/4" SPAGHETTI' TUBING IS NOT PERMITTED.
E. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT.

10 TYPICAL DRIP TUBING LAYOUT
1 1/2" = 1'-0" RRM-2300-2366.01-50



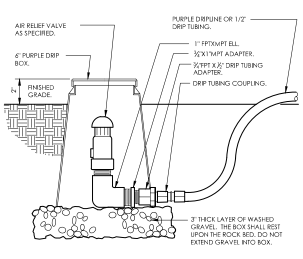
NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

6 REMOTE CONTROL VALVE
1" = 1'-0" 328406.13-12

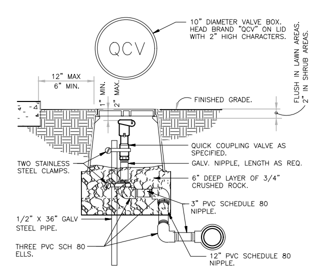


NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

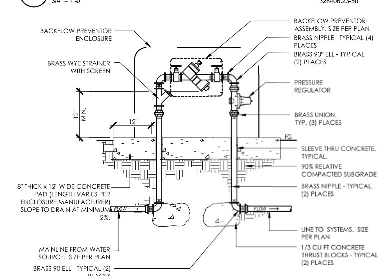
2 MASTER VALVE
3/4" = 1'-0" 328406.23-50



9 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0" 328413.53-03



5 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" RRM-2300-2366.01-04



NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO A STRUCTURE (ie. WALL, BUILDING, ETC.) MOUNT TEST COCKS ON OPEN OR NON-STRUCTURE SIDE.
3. MOUNT BACKFLOW PREVENTER ASSEMBLY 12" FROM GROUND OR AT THE MINIMUM HEIGHT ALLOWED.
4. PROVIDE STAINLESS STEEL, LOCKING ENCLOSURE.

1 BACKFLOW PREVENTER WITH ENCLOSURE
1 1/2" = 1'-0" 328409.46-10

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LANCE WIERSCHEM LIC. #6210
07.31.2024
STATE OF CALIFORNIA

CONSULTANT

AGENCY

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

IRRIGATION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER: LW
DRAWN BY
CHECKED BY: LW
DATE: 16 AUGUST 2022
PROJECT NUMBER: 2366-01-CI21
SHEET: LI501

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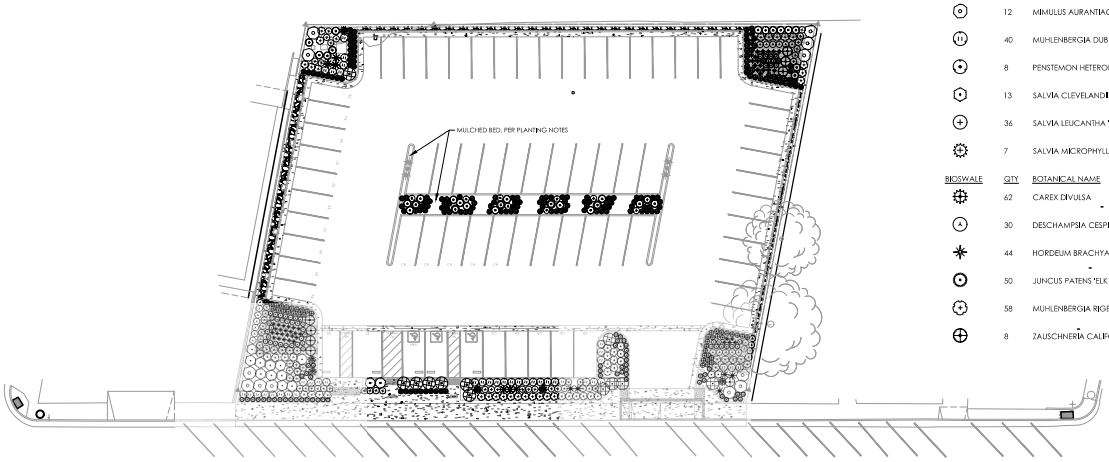
BY: CHRISTINA SIMS
02/01/2024

NRBP24-0422



E. 8TH STREET

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	6	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL	LOW
	11	ALOE X 'ANDORA'	SAFARI ORANGE ALOE	2 GAL	LOW
	12	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT KINNIKINNICK	5 GAL	LOW
	185	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL	LOW
	6	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	
	31	EPILOBIUM CANUM 'SIDEWINDER'	SIDEWINDER CALIFORNIA FUCHSIA	5 GAL	LOW
	12	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	5 GAL	LOW
	40	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	LOW
	8	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW
	13	SALVIA CLEVELANDI	CLEVELAND SAGE	5 GAL	LOW
	36	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	LOW
	7	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	5 GAL	LOW
BIOSWALE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WUCOLS**
	62	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW
	30	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	44	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	1 GAL	VERY LOW
	50	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	MODERATE
	58	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
	8	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	LOW

PLANTING NOTES

1. ALL WORK PERFORMED SHALL MEET THE REQUIREMENTS OF ALL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK.
2. THE CONTRACTOR SHALL VERIFY AND CLEARLY IDENTIFY THE LOCATIONS OF UNDERGROUND UTILITY LINES IN FIELD PRIOR TO ANY EXCAVATION, AND IS RESPONSIBLE FOR THE COST OF REPAIRING ANY DAMAGE. NOTIFY THE LANDSCAPE ARCHITECT OF ANY SITUATIONS IN WHICH UTILITIES CONFLICT WITH PLANT MATERIAL LOCATIONS.
3. FINISH GRADES SHALL BE AS FOLLOWS: TWO (2) INCHES BELOW ADJACENT PAVING AND HARD SURFACES FOR SHRUB AREAS, AND ONE (1) INCH BELOW ADJACENT PAVING OR HARD SURFACES FOR LAWN AREAS.
4. ALL TREES AND SHRUBS ARE TO BE REVIEWED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH THE LANDSCAPE ARCHITECT FOR REVIEWING PLANT MATERIALS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DEEMED INCORRECT, UNDERSIZED, OR SUBSTANDARD FOR THE PROJECT.
5. ALL DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR OR SITE MANAGER.
6. TREE LOCATIONS SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR INSTALLATION.
7. ALL PLANTING PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR REVIEW AND FINAL PLACEMENT OF ALL TREES AND PLANTS IN THE FIELD.
8. ON-CENTER SPACING FOR SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR SPACING.
9. THE CONTRACTOR SHALL TAKE CARE TO PROTECT THE ROOT ZONES OF ALL EXISTING AND PROPOSED TREES DURING CONSTRUCTION.
10. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
11. THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
12. CONTRACTOR SHALL INSTALL A 4" THICK LAYER OF MULCH IN PLANTING AREAS EXCEPT FOR BIOSWALES. REFER TO SPECIFICATIONS.

NORTH

0 20 40 60 feet
1" = 20'

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07-31-2024
STATE OF CALIFORNIA

CONSULTANT

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

PLANTING PLAN - NORTH

NO.	REVISION	DATE
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△		
△		
△		
△		

PROJECT MANAGER
DRAWN BY CHECKED BY
DATE
14 AUGUST 2022
PROJECT NUMBER
23-015

LP1.01

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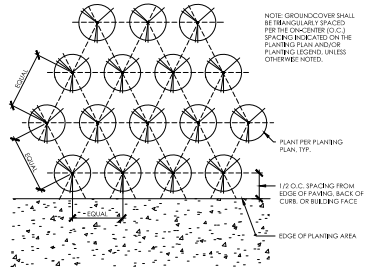
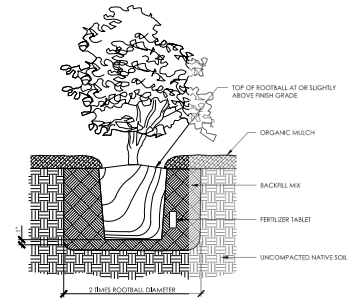
BY: CHRISTIAN ARMIJO
02/01/2024



2 GROUNDCOVER SPACING
1 1/2" = 1'-0"
RRM-2300-2366.01-01



1 SHRUB PLANTING
1 1/2" = 1'-0"
RRM-2300-2366.01-05

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LARRY WHITCOMB
07-31-2024
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NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

PLANTING DETAILS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY CHECKED BY
DATE
PROJECT NUMBER
2300-2366.01

CITY OF HANFORD
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14 AUGUST 2024
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BY: CHRIS
02/01/2024

LP501

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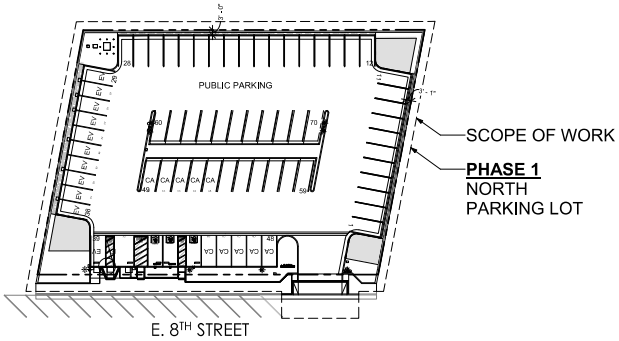

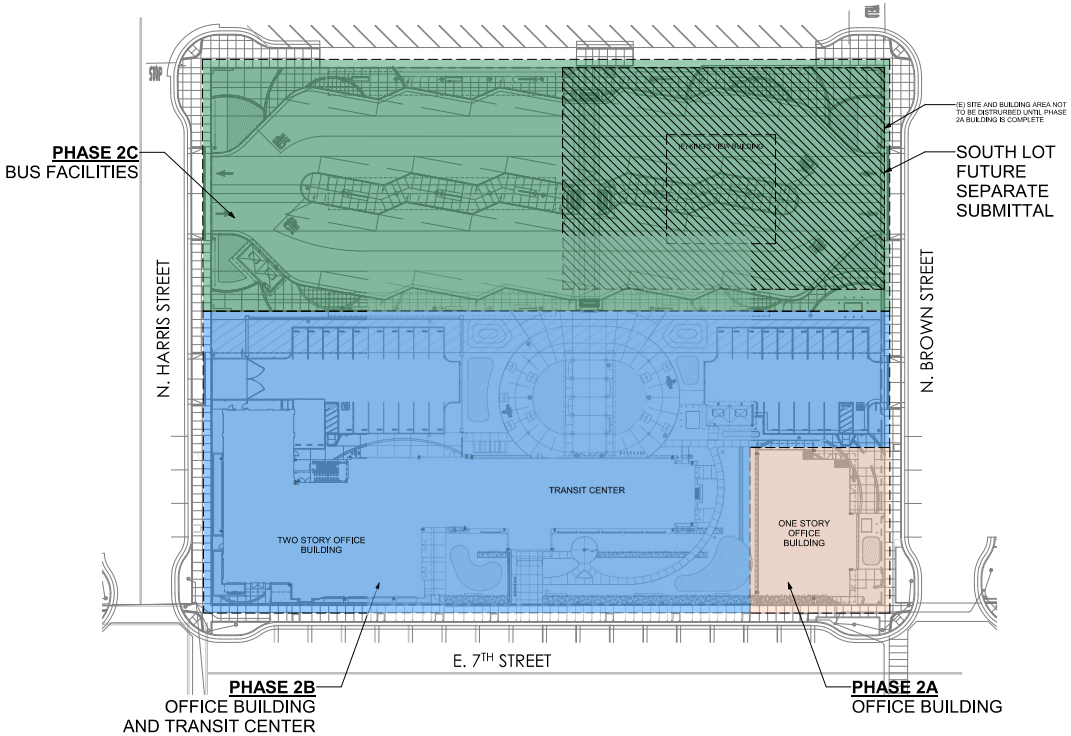

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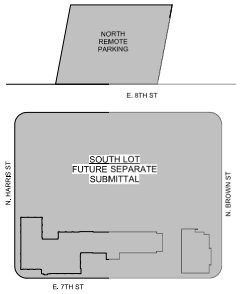
KEYPLAN



KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

ARCHITECTURAL SITE PLAN - OVERALL SITE & PHASING

NO.	REVISION	DATE
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PROJECT MANAGER
CO
DRAWN BY
CHECKED BY
DATE
PROJECT NUMBER
22-0401

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02/01/2024

CONSTRUCTION DOCUMENTS

AS100N

1 ARCHITECTURAL SITE PLAN - OVERALL
A0 AS100N SCALE: 1" = 30'-0"

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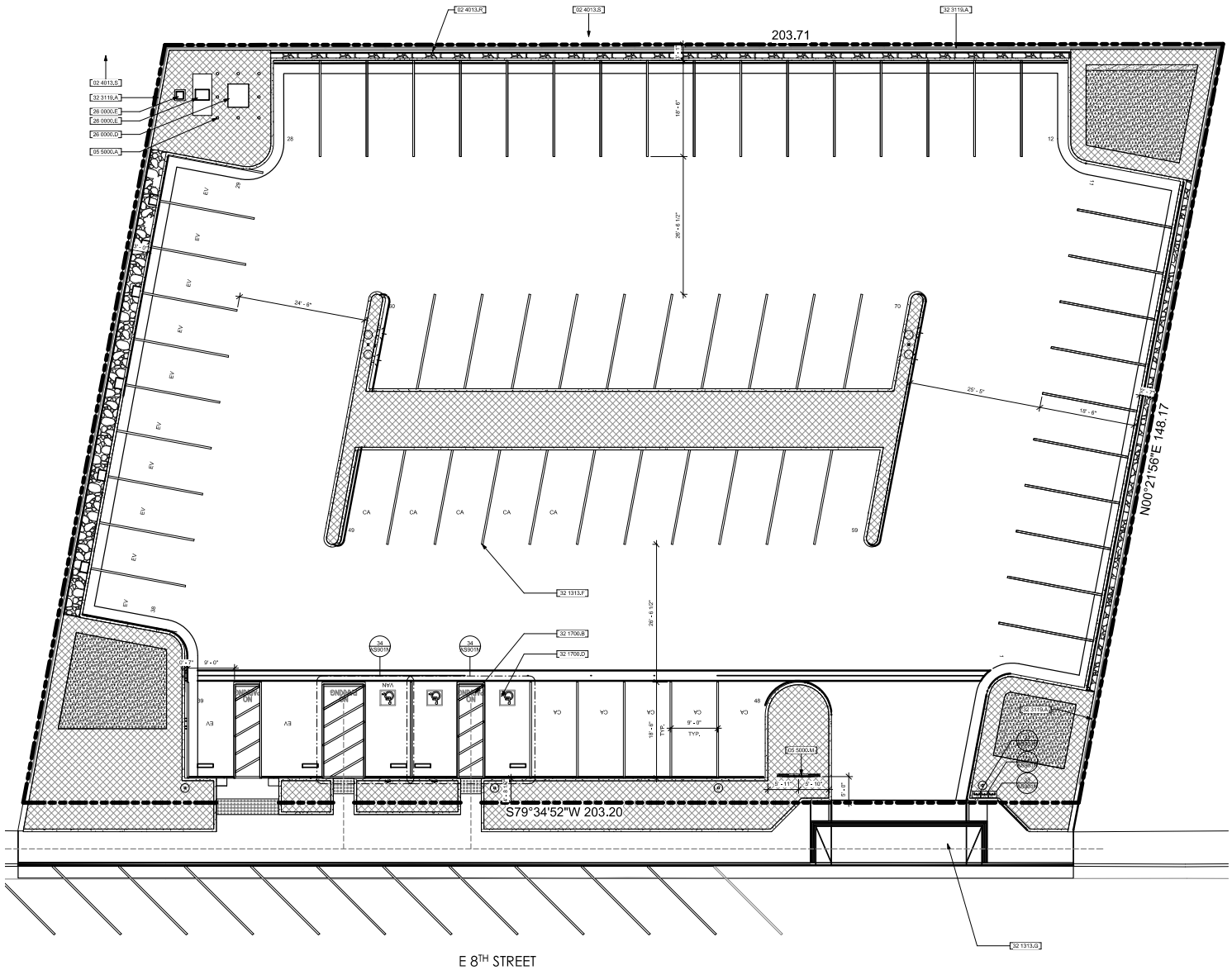
Autodesk Docs://2385_Kings County Area Rural Transit New Facility/2385_KART_Site.rvt



1 ARCHITECTURAL SITE PLAN - NORTH

A8 AS107N SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
3. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
4. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
5. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
6. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
7. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
8. ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH **2019 CBC 11B.**
   A. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
   B. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
   C. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
   D. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
9. ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES
10. CONTRACTOR TO REVIEW LANDSCAPE PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.

KEYNOTES

02 4013,R	EXISTING POWER POLE TO BE REPLACED WITH NEW POLE IN PLACE. COORDINATE WITH UTILITY COMPANY AND ELECTRICAL PLANS.
02 4013,S	EXISTING OVERHEAD UTILITY LINES TO BE ATTACHED TO NEW POLE. COORDINATE WITH UTILITY COMPANY AND ELECTRICAL PLANS.
05 5000,A	CONCRETE FILLED METAL BOLLARD
05 5000,M	METAL MONUMENT SIGN - TYPE 3
26 0000,D	TRANSFORMER. REFER TO ELECTRICAL
26 0000,E	ELECTRICAL EQUIP. REFER TO ELECTRICAL
32 1313,F	CONCRETE CURB. REFER TO CIVIL
32 1313,G	NEW DRIVEWAY APRON. REFER TO CIVIL
32 1700,B	NO PARKING TO BE PAINTED ON SURFACE
32 1700,D	ACCESSIBLE PARKING SPACE STRIPING. SEE CIVIL
32 3119,A	DECORATIVE METAL FENCE. REFER TO LANDSCAPE

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASTMENT
- ACCESSIBLE PATH OF TRAVEL (SHALL BE 48" MIN. CBC 11B-402)
- CONCRETE PEDESTRIAN PAVING
- ASPHALT VEHICULAR PAVING
- ASPHALT HEAVY VEHICULAR PAVING
- DECOMPOSED GRANITE, REFER TO LANDSCAPE DRAWINGS.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- STANDARD ACCESSIBLE STALL
- VAN — VAN ACCESSIBLE STALL
- EV — ELECTRICAL VEHICLE CHARGING STALL
- CA — CLEAN AIR VEHICLE PARKING

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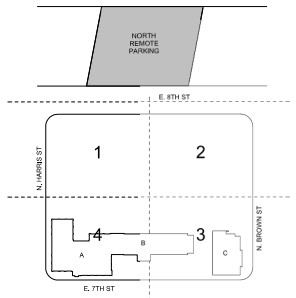
KEYPLAN



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KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

ARCHITECTURAL SITE PLAN - NORTH

NO.	REVISION	DATE

CONSTRUCTION DOCUMENTS

PROJECT MANAGER CO
DRAWN BY CHECKED BY
DATE 02/01/2024
PROJECT NUMBER 22086.01.ICT2
SHEET AS107N

CITY OF HANFORD BUILDING DIVISION
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02/01/2024

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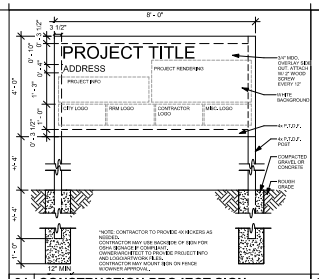
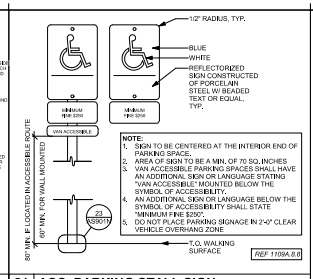


31 CONSTRUCTION PROJECT SIGN

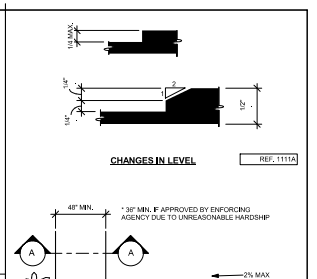
SCALE: 1/2" = 1'-0"



NOTE:
1. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE.
2. AREA OF SIGN TO BE A MIN. OF 70 SQ. INCHES
3. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN OR LANGUAGE STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
4. AN ADDITIONAL SIGN OR LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250".
5. DO NOT PLACE PARKING SIGNAGE IN 2'-0" CLEAR VEHICLE OVERHANG ZONE.

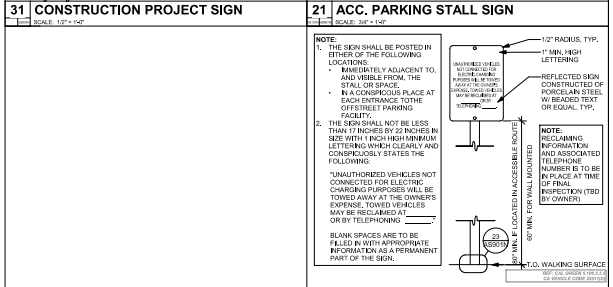
21 ACC. PARKING STALL SIGN

SCALE: 3/4" = 1'-0"



12 ACC. WALKS AND SIDEWALKS

SCALE: 1/4" = 1'-0"



NOTE:
1. THE SIGN SHALL BE POSTED IN EITHER OF THE FOLLOWING LOCATIONS:
   - IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE STALL OR SPACE.
   - IN A CONSPICOUS PLACE AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY.
2. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH 1 INCH HIGH MINIMUM LETTERING WHICH CLEARLY AND CONSPICUOSLY STATES THE FOLLOWING:

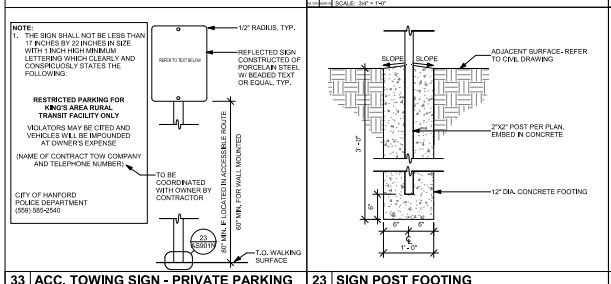
   "UNAUTHORIZED VEHICLES NOT CONNECTED FOR ELECTRIC CHARGING PURPOSES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."

   BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

NOTE:
RECLAIMING INFORMATION AND ASSOCIATED TELEPHONE NUMBER IS TO BE IN PLACE AT TIME OF FINAL INSPECTION (TBD BY OWNER)

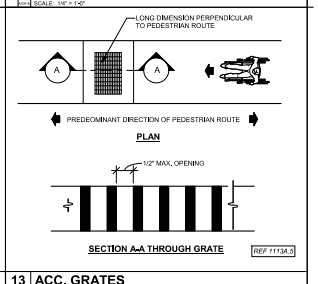
22 ACC. TOWING SIGN - EV STALL

SCALE: 3/4" = 1'-0"



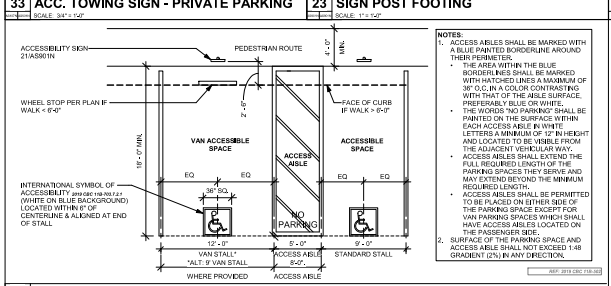
33 ACC. TOWING SIGN - PRIVATE PARKING

SCALE: 3/4" = 1'-0"



23 SIGN POST FOOTING

SCALE: 1" = 1'-0"



13 ACC. GRATES

SCALE: 1/4" = 1'-0"

NOTES:
1. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER.
   - THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" O.C. IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.
   - THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
   - ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE AND MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.
   - ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE.
2. SURFACE OF THE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1:48 GRADIENT (2%) IN ANY DIRECTION.

REF: 2019 CBC 11B-208

34 ACC. PARKING STALL

SCALE: 3/16" = 1'-0"

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NRBP24-0422

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AGENCY

CONSTRUCTION DOCUMENTS

KING'S COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT

208 E 8TH STREET, HANFORD, CA

SITE DETAILS

NO.	REVISION	DATE
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PROJECT MANAGER
CO
DRAWN BY
CHECKED BY

CITY OF HANFORD BUILDING DIVISION
APPROVED
DATE
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PROJECT NUMBER
22061.01.CT12

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02/01/2024

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8/16/2022 2:42:47 PM
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C:\Users\chris\appdata\local\temp\AcPublish_28144\NORTHLOT_21-8118_E-1.0_NOTES LEGEND ABBV.dwg - Chris - Jan 21, 2024 - 8:15pm

LEGEND

NOTE: INTERPRET IN CONTEXT

LIGHT FIXTURES

- CEILING SURFACEMOUNT
- WALL SURFACEMOUNT
- PENDANT MOUNT
- RECESSED DOWNLIGHT
- RECESSED WALLWASH
- RECESSED FIXTURE
- SURFACE FIXTURE
- STRIP FIXTURE
- TRACK LIGHT
- DIRECTIONAL FLOOD
- EMERGENCY FIXTURE
- POLE LIGHT
- POLE LIGHT- DECORATIVE
- UPLIGHT- FLUSH IN GRADE
- BOLLARD
- TANDEM-WIRED LAMPS
- UNDERCABINET LIGHT
- WALL SURFACEMOUNT LINEAR TYPE
- PENDANT LINEAR FIXTURE
- RECESSED WALLMOUNT
- WALLPACK
- EXIT LIGHT- WALL
- EXIT LIGHT- CEILING (ARROW INDICATES DIRECTION)
- A — LETTER ADJACENT INDICATES FIXTURE TYPE

POWER/COMM.

- SINGLE RECEPT.
- DUPLEX RECEPT.
- DUPLEX- HALF SWITCHED
- DOUBLE DUPLEX, HALF SWITCHED
- DOUBLE DUPLEX
- SPECIAL CONFIGURATION
- FLOORMOUNT 208V, 1Ø RECEPT
- DUPLEX- FLOOR OUTLET
- GROUND FAULT CIRCUIT INTERRUPT
- MOUNTED ABOVE COUNTER
- JUNCTION BOX
- TELEPHONE OUTLET
- DATA OUTLET
- PHONE/DATA COMBO OUTLET
- MOUNTED ABOVE COUNTER
- TELEVISION OUTLET
- SAFETY DISCONNECT
- DROP CORD RECEPT
- ABOVE-CLGMOUNT J-BOX
- TV OUTLET-FLOORMOUNT
- TELEPHONE FLOOR OUTLET
- DATA FLOOR OUTLET
- PHONE/DATA COMBO FLOOR OUTLET
- IDF — INTERMEDIATE DISTRIBUTION FRAME
- MDF — MAIN DISTRIBUTION FRAME
- AP — ACCESS POINT

CONDUIT/WIRE

- NEW
- UNDERGROUND
- NEW POWER HOMERUN (3 HOTS & NEUT SHOWN)
- ISOLATED GROUND
- EXISTING TO REMAIN
- (E) POWER HOMERUN
- WIRE LINE- CONTINUES
- CONDUIT STUB (W/MARKER)
- VERTICAL CONDUIT RUN
- CONDUIT SEAL
- FLEXIBLE CONNECTION
- LOW VOLTAGE
- SURFACEMOUNT RACEWAY
- INDICATES LINE CONTINUES
- CORD W/PLUG

FIRE ALARM

- FIRE ALARM CONTROL PANEL
- RPS — REMOTE POWER SUPPLY
- H — HORN- AUDIBLE DEVICE
- V — VISUAL- VISUAL DEVICE
- AV — AUDIBLE/VISUAL
- SV — SPEAKER/VISUAL
- F — FLOW SWITCH
- T — TAMPER SWITCH
- P — MANUAL PULL STATION
- SD — SMOKE DETECTOR
- SDD — DUCT SMOKE DETECTOR
- SDCO — SMOKE/CO DETECTOR
- H — HEAT DETECTOR
- B — BELL
- END OF LINE RESISTOR
- C — CHIME

SWITCHES

- $ — SPST
- $2 — DPST
- $3 — 3-WAY
- $4 — 4-WAY
- $D — DIMMER
- $T — TIMER SWITCH
- $T — W/THERMAL OVERLOAD
- $P — W/PILOT LIGHT
- $K — KEY OPERATED
- $$ — DUAL LEVEL SWITCHING
- a — SWITCHLEG DESIGNATION
- OS — OCCUPANCY SENSOR

MISCELLANEOUS

- MOTOR
- THERMOSTAT
- CIRCUIT BREAKER
- FUSIBLE SWITCH
- GROUND
- PHASE
- CLOCK
- CLOCK/SPEAKER COMBINATION
- WALL MOUNTED CLOCK
- PUSHBUTTON
- FLUSHMOUNT PANEL
- SURFACEMOUNT PANEL
- FLUSHMOUNT CABINET
- SURFACEMOUNT CABINET
- DAMPER MOTOR
- HUMIDISTAT
- MAGNETIC CONTACTOR
- COMBINATION STARTER

SOUND

- SPEAKER- CLG FLUSHMOUNT
- SPEAKER- WALLMOUNT
- WEATHERPROOF SPEAKER
- MICROPHONE INPUT
- AUXILIARY INPUT
- HEADSET OUTLET
- VOLUME CONTROL
- SPEAKER- CLG FLUSHMOUNT VANDAL-RESISTANT
- CLOCK/SPEAKER WALLMOUNT SEMI-FLUSH

NURSE CALL

- NC — ONE PATIENT CALL STATION
- N2 — TWO PATIENT CALL STATION
- NE — EMERGENCY CALL STATION
- NS — STAFF STATION
- ND — DUTY STATION
- NCC — CONTROL STATION
- NE — EMERGENCY CALL W/PULLCORD
- DOME LIGHT- SINGLE LIGHT
- DOME LIGHT- DOUBLE LIGHT
- CB — CODE BLUE (STAFF EMERGENCY CALL)

ABBREVIATIONS

A	AMPERE	FBO	FURNISHED BY OTHERS	OC	ON CENTER
AB	AMP BREAKER	FC#	FAN COIL	OCP	OVERCURRENT PROTECTION
ABAND	ABANDONED	FLA	FULL LOAD AMPS	OD	OUTSIDE DIAMETER
ABV	ABOVE	FLR	FLOOR	OH	OVERHEAD
AC	ALTERNATING CURRENT	FLUOR	FLUORESCENT	OSA	OFFICE of the STATE ARCHITECT
AC-#	AIR CONDITIONER	FS	FUSIBLE SWITCH	OSHPD	OFFICE of STATEWIDE HEALTH PLANNING & DEVELOPMENT
ADJ	ADJACENT	FVNR	FULL VOLTAGE NON-REVERSING	OVLD	OVERLOAD
AF	AMP FUSE, AMP FRAME	G	GROUNDING CONDUCTOR	P	POLE
AFF	ABOVE FINISH FLOOR	GC	GENERAL CONTRACTOR	PA	PUBLIC ADDRESS
AFG	BOVE FINISH GRADE	GD	GARBAGE DISPOSAL	PB	PULLBOX
AIC	AMPERES INTERRUPTING CAPACITY	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PC	PULL CHAIN
AI	ALUMINUM	GFI	GROUND FAULT CIRCUIT INTERRUPTER	PC	PHOTOCELL
AS	AMP SWITCH RATING	GND	GROUND	PC	PLUMBING CONTRACTOR
ATS	AUTOMATIC TIME SWITCH	GRS	GALVANIZED RIGID STEEL	ph	PHASE
ATS	AUTOMATIC TRANSFER SWITCH	GWS	GANG WITH SWITCH	PNL	PANEL
AV	AUDIBLE/AUDIO VISUAL	H	HEIGHT, HIGH	POC	POINT OF CONNECTION
AWG	AMERICAN WIRE GAGE	HACR	HEATING, AC & REFRIG	-PP-	POWER PRIMARY
BFG	BELOW FINISH GRADE	HID	HIGH INTENSITY DISCHARGE	-PS-	POWER SECONDARY
BIL	BASIC IMPULSE LEVEL	HO	HIGH OUTPUT	PV	PHOTOVOLTAIC
BLDG	BUILDING	HOA	HAND-OFF-AUTO	(R)	RELOCATE(D)
C	CONDUIT	hp	HORSEPOWER	RECEPT	RECEPTACLE
-C-	CATV CONDUIT	HPF	HIGH POWER FACTOR	REF	REFRIGERATOR
CABT	CABINET	HPS	HIGH PRESSURE SODIUM	REQ'D	REQUIRED
CATV	CABLE TELEVISION	IC	INTERCOM	RLA	RATED LOAD AMPS
CB	CIRCUIT BREAKER, CODE BLUE	ID	IDENTIFICATION	RM	ROOM
CBC	CA. BUILDING CODE	IDF	INTERMEDIATE DISTRIBUTION FRAME	RMC	RIGID METAL CONDUIT
CEC	CA. ELECTRICAL CODE	IF	INSIDE FROST	RMV	REMOVE
	CA. ENERGY COMMISSION	IG	ISOLATED GROUND	RPLC	REPLACE
CF	COMPACT FLUORESCENT	J-BOX	JUNCTION BOX	RS	RAPID START
CFC	CALIFORNIA FIRE CODE	k	QUANTITY 1000	SC	SIGNAL CABINET
CLG	CEILING	kVA	KILOVOLTAMPS	SCC	SHORT CKT CURRENT
CL	CENTER LINE	kW	KILOWATT	SFM	STATE FIRE MARSHAL
CKT	CIRCUIT	LC	LIGHTING CONTACTOR	SHT	SHEET
CNTR	CONTRACTOR	LPS	LOW PRESSURE SODIUM	SL	SLIMLINE, SWITCH LEG
C.O.	CONDUIT ONLY (W/PULLROPE)	LRA	LOCKED ROTOR AMPS	SPEC	SPECIFICATION
COND	CONDUIT, CONDUCTOR	LS	LIFE SAFETY BRANCH	SPST	SINGLE POLE SINGLE THROW
CR	CRITICAL BRANCH	LT	LIGHT	SQ	SQUARE
CSFM	CALIFORNIA SFM	LTG	LIGHTING	STRG	STORAGE
CT	CURRENT TRANSFORMER	LV	LOW VOLTAGE	SURF	SURFACE
Cu	COPPER	MC	MECHANICAL CONTRACTOR	SVC	SERVICE
CU-#	CONDENSING UNIT	MCA	MINIMUM CKT AMPS	SW	SWITCH
D	DEPTH	MCB	MAIN CIRCUIT BREAKER	T	TRANSFORMER, TERMINAL
DC	DIRECT CURRENT	MCTB	MAIN CATV TERMINAL BOARD	-T-	TELEPHONE CONDUIT
DF	DRINKING FOUNTAIN	MCTC	MAIN CATV TERMINAL CABINET	(TBR)	TO BE REMOVED
DIA	DIAMETER	MDF	MAIN DISTRIBUTION FRAME	TC	TIME CLOCK
DISC	DISCONNECT	MECH	MECHANICAL	TEL	TELEPHONE
DIST	DISTRIBUTION	MFR	MANUFACTURER	TELCO	TELEPHONE COMPANY
DPST	DOUBLE POLE SINGLE THROW	MFS	MAIN FUSIBLE SWITCH	TS	TIME SWITCH
DW	DISHWASHER	MH	METAL HALIDE	TSO	TIME SWITCH OVERRIDE
EM	EMERGENCY	MLO	MAIN LUGS ONLY	TSP	TWISTED SHIELDED PAIR
(E)	EXISTING	MOCP	MAXIMUM OCP	TTB	TELEPHONE TERMINAL BOARD
EA	EACH	MSB	MAIN SWITCHBOARD	TTC	TELEPHONE TERMINAL CABINET
EB	ELECTRONIC BALLAST	MT	MOUNT	TX	TRANSFORMER
EC	ELECTRICAL CONTRACTOR	MT HT	MOUNTING HEIGHT	TYP	TYPICAL
EC-#	EVAPORATIVE COOLER	MTS	MANUAL TRANSFER SWITCH	TYP SIM	TYPICAL SIMILAR
EF-#	EXHAUST FAN	MTTB	MAIN TELEPHONE TERMINAL BOARD	UC	UNDERCABINET, UNDERCOUNTER
EL	EVENING LIGHT	MTTC	MAIN TELEPHONE TERMINAL CABINET	UG	UNDERGROUND
ELEC	ELECTRICAL	MW	MICROWAVE	UGPS	UNDERGROUND PULL SECTION
EM	EMERG BATTERY BACKUP	N	NEUTRAL (GROUNDED CONDUCTOR)	UL	UNDERWRITERS LABORATORIES
	EMERGENCY BALLAST	(N)	NEW	UON	UNLESS OTHERWISE NOTED
EMERG	EMERGENCY	N3R	NEMA 3R	USA	UG SVC ALERT 800-642-2444
EOL	END OF LINE	NC	NORMALLY CLOSED	V	VOLT
EQUIPT	EQUIPMENT	NEC	NATIONAL ELECTRICAL CODE	VA	VOLT AMPERES
ES	ENERGY SAVING	NEMA	NAT'L ELEC MANUFACTURERS ASSOC	VAC	VOLT ALTERNATING CURRENT
(EXN)	(E) IN (N) LOCATION	NIC	NOT IN CONTRACT	VHO	VERY HIGH OUTPUT
(EXR)	(E) TO BE (R)	NL	NIGHT LIGHT	VOLT	VOLTAGE
EXT	EXTERIOR	NO	NORMALLY OPEN	VR	VANDAL-RESISTANT
F	FLUORESCENT	NPF	NORMAL POWER FACTOR	W	WIDTH, WATT, WIRE
(F)	FUTURE	NTS	NOT TO SCALE	WH-#	WATER HEATER
F-#	FURNACE			WP	WEATHERPROOF (NEMA 3R)
FA	FIRE ALARM			XFMR	TRANSFORMER
FACP	FIRE ALARM CONTROL PANEL			+48	INDICATES MOUNTING HEIGHT AFF
FAT	FIRE ALARM TERMINAL				
FAU	FORCED AIR UNIT				

CONVENTIONS

- NUMBERED SHEET NOTES: REFERS TO NOTES ON SAME SHEET AS REFERENCE
- DETAIL REFERENCE: -DETAIL DESIGNATION -SHEET NUMBER REFERENCE
- 3103 — FEEDER SCHEDULE DESIGNATION (EXAMPLE: 3103 = 310 AMPERE, 600V, 3 CURRENT CARRYING CONDUCTORS, PREFIXES: 'M' INDICATES MEDIUM VOLTAGE, 'CO14' INDICATES CONDUIT ONLY, QUANTITY (1) AND SIZE (4"))

GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH CODES, STANDARDS, AND ORDINANCES AS SET FORTH BY THE AUTHORITIES HAVING JURISDICTION AND THEIR LATEST ADOPTED EDITIONS (IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION) OF THE FOLLOWING PUBLICATIONS:
   A. CALIFORNIA CODE OF REGULATIONS TITLE 24; INCLUDES 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA BUILDING CODE, ETC. WITH LOCAL AMENDMENTS AS APPLICABLE.
   B. AMERICANS WITH DISABILITIES ACT (ADA).
2. SAFETY: THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EQUIPMENT IN A SAFE AND RESPONSIBLE MANNER. KEEP DEAD FRONT EQUIPMENT IN PLACE WHILE EQUIPMENT IS ENERGIZED. CONDUCT ALL CONSTRUCTION OPERATIONS IN A SAFE MANNER FOR EMPLOYEES AS WELL AS OTHER WORKPERSONS OR ANYONE VISITING THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC. AS REQUIRED FOR SAFETY. THE CONTRACTOR SHALL HOLD ALL PARTIES HARMLESS OF NEGLIGENT SAFETY PRACTICES, WHICH MAY CAUSE INJURY TO OTHERS ON OR NEAR THE JOB SITE.
3. FIRE RATED ASSEMBLIES SHALL MAINTAIN RATINGS AS SPECIFIED IN THE CALIFORNIA BUILDING CODE CHAPTER 7. CONTRACTOR SHALL PROVIDE AND INSTALL PHYSICAL ENCLOSURE AROUND FIXTURES, PANELS, ETC. AS REQUIRED. ALL ASSEMBLIES TO BE PENETRATED SHALL BE INSTALLED WITH APPLICABLE THROUGH-PENETRATION FIRESTOP SYSTEM AS DETERMINED BY UL CLASSIFICATION. BEFORE CONSTRUCTION, VERIFY AND COMPLY WITH REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
4. MOUNTING HEIGHTS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

   +15" AFF: RECEPTACLES, TELEPHONE, TV & DATA OUTLETS, (MEASURED BOTTOM OF OUTLET BOX)
   +46" AFF: OUTLET ABOVE COUNTER (MEASURED TOP OF OUTLET BOX)
   +48" AFF: LIGHT SWITCHES, (MEASURED TOP OF OUTLET BOX)
   +48" AFF: FIRE ALARM MANUAL PULL STATIONS, T-STATS, (MEASURED TOP OF OUTLET BOX)
   THE LOWER OF +80" AFF TO BOTTOM OF LENS, OR 6" BELOW CEILING: FIRE ALARM VISUALS.

   ELECTRICAL SWITCHES: CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHT AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. [CBC 11B-308.1.1]

   ELECTRICAL RECEPTACLE OUTLETS: ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM [CBC 11B-308.1.2]

   CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-309.

   BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, OUTLETS, ETC. WITH ARCHITECT OR OWNER. PLACE DEVICES LOCATED ABOVE COUNTERS, SHELVING, ETC. AND IN BATHROOMS SO AS NOT TO CONFLICT WITH EDGES OF WAINSCOTING, COUNTER SPLASH, SHELVING, ETC. ARCHITECTURAL SHEETS SHALL GOVERN.
5. LABEL PANELS, CABINETS, BACKBOARDS, MAIN DEVICES, SAFETY SWITCHES, CONTACTORS AND OTHER SPECIFICALLY DESIGNATED EQUIPMENT SHOWN ON PLANS. USE ENGRAVED LAMINATED PLASTIC NAMEPLATES ATTACHED BY SCREWS OR RIVETS. FOR FEEDERS, NEATLY AND INDELIBLY LABEL CONDUIT DESTINATIONS ON BOTH VISIBLE ENDS OF CONDUIT RUNS WHERE CONDUITS TERMINATE AT DESIGNATED ENCLOSURES, STRUCTURES OR EQUIPMENT (INCLUDING PULL AND SPLICE BOXES).
6. EQUIPMENT ANCHORAGE NOTE
   ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES PRESCRIBED IN THE 2016 CBC, SECTION 1614A.1.13 AND ASCE 7-05 SECTIONS 13.3, 13.4 & 13.6.

   THE ATTACHMENT OF THE FOLLOWING ITEMS SHALL BE DESIGNED TO RESIST THE FORCES PRESCRIBED ABOVE, BUT NEED NOT BE DETAILED ON THE PLANS:

   A. EQUIPMENT WEIGHING LESS THAN 400 POUNDS SUPPORTED DIRECTLY ON THE FLOOR OR ROOF.
   B. FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24, C.C.R..
   C. TEMPORARY OR MOVABLE EQUIPMENT.
   D. EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUPPORTED BY VIBRATION ISOLATORS.
   E. EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

   FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL/ELECTRICAL ENGINEER.

   PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

   PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO RESIST THE FORCES PRESCRIBED IN ASCE 7-05 SECTION 13.3 AS DEFINED IN ASCE 7-05 SECTION 13.6.8, 13.6.7, AND 13.6.5.5, ITEM 6, RESPECTIVELY.

CONDUIT SYSTEMS NOTES

CONDUIT SYSTEMS USED ON THIS PROJECT SHALL BE AS FOLLOWS

1. PVC SCHEDULE 40 - underground/below slab with GRS elbows and risers tape wrapped).
2. ELECTRICAL METALLIC CONDUIT (EMT) - above grade/slab in building construction and where exposed above 8'-0" aff.
3. GALVANIZED RIGID STEEL (GRS) - where exposed below 8'-0" aff, and/or where subject to physical damage.
4. FLEXIBLE STEEL CONDUIT - above ceilings and/or concealed in building construction (seal tight flex rquired in exterior locations).
5. MC CABLE ALLOWED ABOVE T-BAR CEILING FOR CONNECTION TO LIGHTING.

REFER TO SECTION 260533 & 260500 OF SPECIFICATIONS FOR ADDITIONAL INFORMATION. CONDUITS SHALL BE MINIMUM 1/2" UNLESS OTHERWISE NOTED. 3/4" FOR ALL HOME RUN CONDUITS AND WHERE ROUTED BELOW SLAB OR UNDERGROUND. CONDUIT SIZES, WHERE NOT NOTED ON THE DRAWINGS, SHALL BE SIZED FOR MAXIMUM 40% FILL PER CEC 310-6.

ADDITIONAL CONDUIT REQUIREMENTS.

- ROUTE CONDUIT(S) BELOW GRADE OR ABOVE CEILING SO THAT WALL OUTLETS, DEVICES, AND CONDUITS IN ALL EXPOSED BRICK WALL LOCATIONS SHALL BE RECESSED MOUNTED INSIDE BRICK. LOCATE DEVICES AT CELL WITH REINFORCEMENT CENTER AT BRICK AND/OR ONE CELL OVER AWAY FROM JAMB. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR CMU WALL LOCATIONS SECTIONS, AND DETAILS.
- REFER TO ELECTRICAL DETAILS FOR METAL PIPE PENETRATION THRU FIRE RATED WALL. PENTRATION OF FIRE-RESISTIVE WALLS AND FLOOR CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
- REFER TO ELECTRICAL DETAIL FOR DEVICE INSTALLATION FOR FIRE RATED WALLS.
- NO CONDUITS OR PIPING IN ANY SPACE SHALL BE EXPOSED AT THE CEILING AND WALL (COORDINATE WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION). LOCATE ALL CONDUIT WITHIN WALLS

CONDUCTORS AND CABLES

REFER TO SPECIFICATIONS 26 0519 FOR ADDITIONAL INFORMATION.

1. WIRE CONNECTORS SHALL BE MINIMUM 75 DEGREE CENTIGRADE RATED AND PROPERLY SIZED FOR THE NUMBER OF CONDUCTORS BEING CONNECTED, TERMINATED, SPLICED, ETC. ALL ABOVE GRADE CONNECTORS SHALL BE SOLDERLESS LUG OR PLASTIC WIRE NUT TYPE, SCREW ON, PRESSURE CABLE TYPE (WIRE UT OR SPRING NUT TYPE) 600 VOLT, 105 DEGREE C, WITH SKIRT TO COVER ALL PORTIONS OF STRIPPED WIRES. CONNECTOR SHALL BE U.L. RATED FOR NUMBER AND SIZE OF CONDUCTORS BEING JOINED TOGETHER AS SPLICED.
2. WIRES AND CABLES FOR LINE VOLTAGE SYSTEM AND CONTROLS, WIRE AND CABLE SHALL BE COPPER, 600 VOLT RATED THROUGH OUT, CONDUCTORS 14AWG OT 10AWG, SOLID OR STRANDED, CONDUCTORS 8 AWG AND LARGER, STRANDED
3. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED. MINIMUM SIZE FOR INDIVIDUAL CONDUCTORS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON PANEL SCHEDULE OR PLANS. SIZE #8 AWG AND LARGER SHALL BE STRANDED CONDUCTOR. INDIVIDUAL CONDUCTORS SHALL BE INSULATED WITH TYPE, XHHW, THW, THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED.
4. PROPER INSULATION TYPE SHALL BE USED FOR THE PROPER ENVIRONMENTAL APPLICATION (I.E. WATERPROOF, WET LOCATION, PLENUM TEMPERATURE RATED), ALL CONDUCTORS, WIRING CABLE WHERE INSTALLED BELOW FLOOR, SLAB OR UNDERGROUND SHALL BE CONSIDERED WET LOCATIONS, AND SHALL BE RATED ACCORDINGLY. NON WATERPROOF CABLING IS NOT ALLOWED IN ANY BELOW GRADE OR WET APPLICATION.

ELECTRICAL SITE PLAN GENERAL NOTES

A. UTILITY COMPANY CONTACTS: BEFORE CONSTRUCTION, COORDINATE & VERIFY ALL UTILITY COMPANY REQUIREMENTS:

B. TRENCHING AND BACKFILLING FOR ALL CONDUIT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL CONDUITS SHALL HAVE MINIMUM COVER REQUIREMENTS AS SPECIFIED IN CEC 300-5. MORE STRINGENT DEPTH REQUIREMENTS MAY BE IMPOSED BY UTILITY COMPANY AND / OR THIS SPECIFICATION. JOINT TRENCHING MAY BE UTILIZED WHERE PRACTICABLE AND WERE PERMITTED BY THIS SPECIFICATION. REFER TO SOUTHERN CALIFORNIA EDISON (SCE) ELECTRICAL SERVICE REQUIREMENTS (ESR) AND SCE PLANS FOR TRENCHING AND BACKFILLING REQUIREMENTS.

C. LOCATIONS OF EXISTING UNDERGROUND (UG) UTILITY SYSTEMS SHALL BE DETERMINED BY CALLING UNDERGROUND SERVICE ALERT (USA). WHEN PLANNING UNDERGROUND WORK, AND BEFORE YOU DIG, CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS PRIOR TO EXCAVATION (WEEKENDS EXCLUDED) FOR THE LOCATION OF UNDERGROUND GAS AND ELECTRIC LINES OR EQUIPMENT.

D. MAINTAIN REQUIRED CLEARANCES FROM ALL SANITARY SEWER, WATER AND STORM DRAIN PIPING. REFER TO CIVIL PLANS FOR EXACT LOCATIONS AND DEPTHS OF PIPING.

E. ALL SITE UTILITY WORK SHALL BE INSTALLED PER THE UTILITY COMPANY ISSUED CONSTRUCTION DRAWINGS AND SPECIFICATIONS SPECIFIC TO THIS PROJECT. ANY UTILITY WORK PERFORMED WITHOUT PRIOR UTILITY COMPANY APPROVAL SHALL BE DONE AT THE CONTRACTOR'S RISK.

LIGHTING FLOOR PLAN

A. NIGHT LIGHT "NL" DESIGNATED LUMINAIRES IN INTERIOR LOCATIONS SHALL HAVE ONE BALLAST CONTINUOUSLY ENERGIZED. LUMINAIRES IN EXTERIOR LOCATIONS SHALL BE AUTOMATICALLY CONTROLLED TO BE ON FROM DUSK TO DAWN.

B. LIGHTING FIXTURE LOCATIONS SHOWN ARE SCHEMATIC. REFER TO ARCHITECTURAL PLANS (REFLECTED CEILING, ELEVATIONS, ETC.) FOR EXACT LOCATIONS AND MOUNTING HEIGHTS PRIOR TO ROUGH-IN.

C. REFER TO ARCHITECT'S REFLECTED CEILING PLAN(S) FOR CEILING HEIGHTS, TYPES, FINISHES, ETC. IN EACH AREA. VERIFY FLANGE TYPES, TRIM KITS, STEM LENGTHS, ETC. FOR ALL FIXTURES PRIOR TO SUBMITTALS.

D. CONFIRM LOCATION OF ALL DOORS SWINGS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN OF SWITCHES.

E. PROVIDE UNSWITCHED HOT LEG OF ROOM LIGHTING BRANCH CIRCUIT TO EACH BATTERY POWERED EMERGENCY LIGHT AND EXIT SIGN FOR CONTINUOUS CHARGING.

RECEPTACLES AT DAMP AND WET LOCATION

A. ALL 15 AND 20AMPERE RECEPTACLES FOR BOTH DAMP AND WET LOCATIONS REQUIRED TO BE LISTED WEATHER-RESISTANT (WR) TYPE PER CEC 406.9 (A) AND (B)

B. CEC 406.9(A) RECEPTACLES IN DAMP LOCATIONS: RECEPTACLES INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL BE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSE)

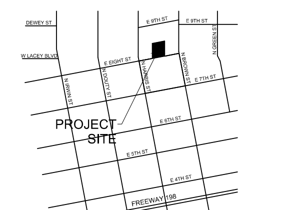
C. CEC 406.9(B) RECEPTACLES OF 15 AND 20AMP, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED, AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA-DUTY" OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED TO BE MARKED "EXTRA DUTY"

EXCEPTION: 15 AND 20AMP, 125 THROUGH 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION AND SUBJECT TO ROUTINE HIGH-PRESSURE SPRAY WASHING SHALL BE PERMITTED TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE ATTACHMENT PLUG IS REMOVED.

SHEET INDEX

SHEET NO.	NORTH PARKING SHEET DESCRIPTION
E-1.0	ELECTRICAL NOTES, LEGEND, AND ELECTRICAL SCHEDULES
E-2.0	ELECTRICAL SITE PLAN - NORTH PARKING
E-3.0	ELECTRICAL DETAILS
E-4.0	ENERGY COMPLIANCE FORMS

VICINITY MAP



ELECTRICAL SCHEDULES

(N) PANEL **MP**

100A,120/240V,1Ø,3W, MCB
12 FULL SIZE PLUG-IN CB SPACES
10K AIC PANEL & BRANCH CB'S

PEDESTAL MOUNT, NEMA 3R
LOCATION: PEDESTAL
WITH EQUIPT GND BUS

SEE NOTE	CKT #	DESCRIPTION	AMP CB / # POLE	WIRE SIZE	PHASE A VA	PHASE B VA	WIRE SIZE	AMP CB / # POLE	DESCRIPTION	CKT #	SEE NOTE
1	1	SITE LIGHTING/TIMECLOCK	20/1	10	500				SPACE	2	
	3	SPARE	20/1			180	12	20/1	RECEPTACLE AT PEDESTAL	4	
	5	SPARE	20/1						SPACE	6	
	7	SPACE							SPACE	8	
	9	SPACE							SPACE	10	
	11	SPACE							SPACE	12	
		CONNECTED LOAD (VA) =			500	180					
		25% OF CONTINUOUS LIGHTING LOAD =			125	0					
		TOTAL (VA) =			625	180					
		TOTAL @ 120 VOLT =			5.2 A	1.5 A					

REFERENCE NOTES

1. RUN CIRCUIT THROUGH TIMECLOCK. SEE DIAGRAM.

LIGHTING FIXTURE SCHEDULE

TYPE	ILLUSTRATION	MANUFACTURER	CATALOG NO.	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
SP 2A		LITHONIA	RSX1 LED P2 40K R4 MVOLT SPA NLTAIR 2 PIRHN SSS 18 FT 4G DB28AS [FINISH] PER7	MVOLT	146	LED 4000K	24" CONCRETE BASE	20FT OVERALL PARKING LOT LIGHT WITH (2)HEADS AT 180 DEGRESS, MOTION SENSOR, 7-WIRE TWIST-LOCK RECEPTACLE, AND 18FT SQUARE STRAIGHT STEEL POLE
SP 3		LITHONIA	RADPT P2 40K SYM2 MVOLTSSS 12 FT 4G PT [FINISH]	MVOLT	38	LED 4000K	6" CONCRETE BASE	12FT-6" OVERALL POST TOP WITH 12FT SQUARE STRAIGHT STEEL POLE.
SG		HYDREL	M9420C B LED P2 40K MVOLT WWD 34B GS LSF LDIM [FINISH]	MVOLT	20	LED 4000K	IN-GRADE	ROUND DOOR, DOUBLE LENSES WALL WASH DISTRIBUTION, LINEAR SPREAD FILTER AND QUARTER GLARE SHIELDS

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

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AGENCY

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

ELECTRICAL GENERAL NOTES, LEGEND AND ELECTRICAL SCHEDULES

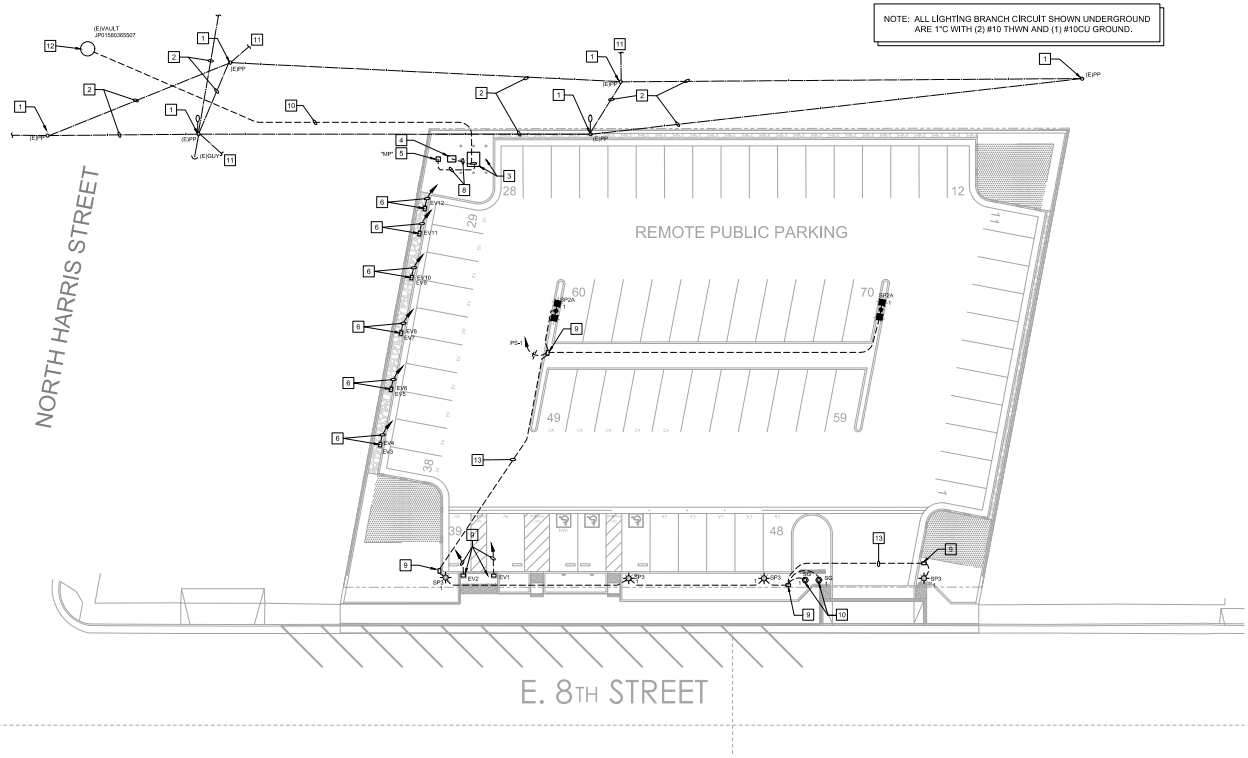
NO.	REVISION	DATE

PROJECT MANAGER: CJ
DRAWN BY / CHECKED BY
DATE: FEBRUARY 2023
PROJECT NUMBER: 2366-01-CI21
SHEET: E-1.0

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRISTINA ARIAS
02/01/2024

NRBP24-0422

NOTE: ALL LIGHTING BRANCH CIRCUIT SHOWN UNDERGROUND ARE 1"C WITH (2) #10 THWN AND (1) #10CU GROUND.



1 ELECTRICAL SITE PLAN - NORTH (BASE DESIGN)

E-2.0 1/16" = 1'-0"

REFERENCE NOTES

1. EXISTING JOINT POLE WITH POLE MOUNTED TRANSFORMER
2. EXISTING OVERHEAD LINES.
3. PROVIDE AND INSTALL NEW SCE TRANSFORMER PAD, 48"X54" WITH PROTECTIVE BOLLARD PER SCE REQUIREMENTS, COORDINATE WITH SCE APPROVED DRAWINGS.
4. SOUTHERN CALIFORNIA EDISON (SCE) FURNISHED AND INSTALLED METER PEDESTAL FOR EV CHARGING. (400A, 120/240V, 1PH, 3-WIRE, NEMA 3R).
5. PROVIDE METER PEDESTAL, "MP" PER SINGLE LINE DIAGRAM ON THIS SHEET FOR PARKING LOT LIGHTING. (100A, 120/240V, 1ϕ, 4-WIRE 4W NEMA 3R).
6. CITY FURNISHED EV CLASS 2 CHARGER INSTALLED DURING EV PROJECT BY CITY. SCE TO INSTALL TEMPORARY PULL BOX AND CONDUIT(S) TO EV METER PEDESTAL. SCE TO PROVIDE CONCRETE PAD AND MOUNTING KIT AND CITY TO INSTALL EV CHARGERS.
7. PRIMARY UNDERGROUND SERVICE CONDUIT (1)5" (PVC 40) PER SCE REQUIREMENTS. VERIFY CONDUIT SIZE WITH SCE APPROVED DRAWINGS, SAW CUT AND PATCH, INSTALL PER CITY REQUIREMENTS.
8. SECONDARY SERVICE CONDUITS. SCE TO INSTALL CONDUIT TO EV METER AND ELECTRICAL CONTRACTOR TO INSTALL (1)4" (PVC 40) TO METER PEDESTAL. "MP". VERIFY CONDUIT SIZE WITH SCE APPROVED DRAWINGS.
9. 11' X 17" PULLBOX FLUSH IN GRADE. STAMP LID "LIGHTING".
10. NIGHT AIM AND MONUMENT SIGN PRIOR TO ROUGH-IN.
11. EXISTING OVERHEAD SERVICE DROPS TO EXISTING BUILDING METERS.
12. EXISTING SCE PRIMARY VAULT LOCATED AT STREET. FIELD VERIFY EXACT LOCATION.
13. PROVIDE AN ADDITIONAL 1"C (PVC) SPARE CONDUIT FOR FUTURE USE BETWEEN BOXES.

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AGENCY

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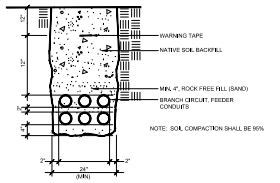
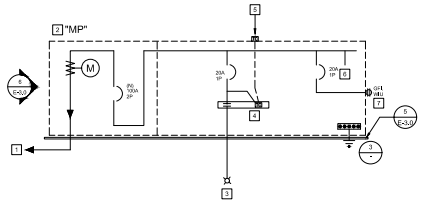


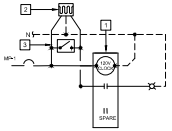
4 TYP. BRANCH CIRCUIT TRENCH DETAIL

E-2.0

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE



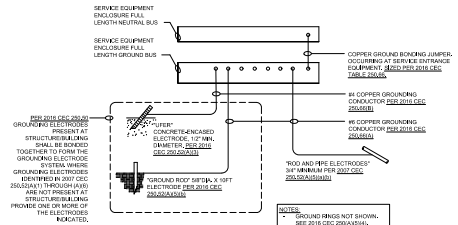


REFERENCE NOTES

1. INTERMATIC ET-7021SC 2 CIRCUIT PROGRAMMABLE TIME TIME CLOCK, MOUNT INSIDE PEDESTAL.
2. PRECISION AA-105 BUTTON TYPE PHOTOELECTRIC CONTROL LOCATED AT METER PEDESTAL, WINDOW MUST BE FACING NORTH, COORDINATE EXACT LOCATION PRIOR TO ORDERING.
3. LABEL PLATE "PC BY-PASS", MOUNT INSIDE PEDESTAL.

5 LIGHTING CONTROL DIAGRAM

E-2.0



NOTES:
- GROUND RINGS NOT SHOWN, SEE 2016 CEC 250(A)(5)(b).
- PLATE ELECTRODES NOT SHOWN, SEE 2016 CEC 250 (A)(6).

3 GROUND/BOND DETAIL

E-2.0

REFERENCE NOTES

1. SECONDARY CONDUIT PER SCE DRAWINGS.
2. NEW METER PEDESTAL. SEE PANEL SCHEDULE.
3. SITE LIGHTING PER PLAN.
4. PROVIDE TIMECLOCK AND RELAY INSIDE METER PEDESTAL. SEE DIAGRAMS 5 OR 6 ON SHEET E0.3.
5. PHOTOCELL AT METER PEDESTAL. PHOTOCELL WINDOW MUST BE AIMING NORTH.
6. BUSSED AND SPARE BREAKER SPACE. SEE PANEL SCHEDULE.
7. MOUNT DUPLEX RECEPTACLE SIDE OF THE METER PEDESTAL. PROVIDE ½"C WITH (2)#12 THHN AND (1)#12 C U GROUND.

SINGLE LINE DIAGRAM NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AND COORDINATE WITH THE SERVING UTILITY TO ENSURE ALL SERVING UTILITY REQUIREMENTS ARE MET.
- SERVICE ENTRANCE EQUIPMENT SHALL BE IN ACCORDANCE WITH THE SERVING ELECTRIC UTILITY COMPANY'S REQUIREMENTS.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THWN INSULATION UNLESS OTHERWISE NOTED.
- ALL SWITCHES, CIRCUIT BREAKERS AND OTHER EQUIPMENT, AS SPECIFIED, SHALL HAVE TERMINATION PROVISIONS LISTED AND IDENTIFIED FOR USE WITH 75 DEG. CONDUCTORS, AND ALL FEEDER CONDUCTORS, AND CONDUITS, ARE SIZE BASED ON USE OF 75 DEG. C COPPER WIRES TYPE THWN/THHN.
- ALL EQUIPMENT SHALL HAVE AN APPROVED TESTING LABORATORY LABEL ATTACHED [UL, CSA, ETC.] (CEC 110-2).
- IN ACCORDANCE WITH CEC 110.16, PROVIDE ARC FLASH PROTECTION WARNING LABELS ON EACH PEDESTAL. LABELS SHALL BE PER ANSI Z535.4 GUIDELINES.

2 NORTH SITE SINGLE LINE DIAGRAM

E-2.0

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

ELECTRICAL SITE PLAN
NORTH (BASE BID)

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER
DRAWN BY CHECKED BY

CITY OF HANFORD BUILDING DIVISION
APPROVED
DATE
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES TO THE LAYOUT SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE TO PERMIT OR TO BE APPROVED OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"
BY: CHRIS ...
02/01/2024

PROJECT NUMBER
23KKLOT.KC121

E-2.0

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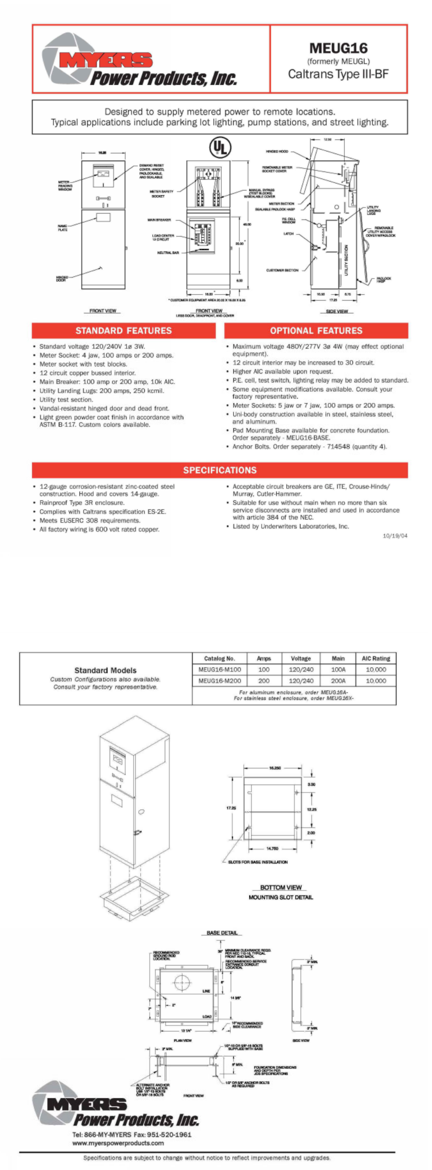


STANDARD FEATURES

- Standard voltage 120/240V 1ø 3W.
- Meter Socket: 4 jaw, 100 amps or 200 amps.
- Meter socket with test blocks.
- 12 circuit copper bussed interior.
- Main Breaker: 100 amp or 200 amp, 10k AIC.
- Utility Landing Lugs: 200 amps, 250 kcmil.
- Utility test section.
- Vandal-resistant hinged door and dead front.
- Light green powder coat finish in accordance with ASTM B-117. Custom colors available.

OPTIONAL FEATURES

- Maximum voltage 480Y/277V 3ø 4W (may effect optional equipment).
- 12 circuit interior may be increased to 30 circuit.
- Higher AIC available upon request.
- P.E. cell, test switch, lighting relay may be added to standard.
- Some equipment modifications available. Consult your factory representative.
- Meter Sockets: 5 jaw or 7 jaw, 100 amps or 200 amps.
- Uni-body construction available in steel, stainless steel, and aluminum.
- Pad Mounting Base available for concrete foundation. Order separately - MEUG16-BASE.
- Anchor Bolts. Order separately - 714548 (quantity 4).

SPECIFICATIONS

- 12-gauge corrosion-resistant zinc-coated steel construction. Hood and covers 14-gauge.
- Rainproof Type 3R enclosure.
- Complies with Caltrans specification ES-2E.
- Meets EUSERC 308 requirements.
- All factory wiring is 600 volt rated copper.
- Acceptable circuit breakers are GE, ITE, Crouse-Hinds/ Murray, Cutler-Hammer.
- Suitable for use without main when no more than six service disconnects are installed and used in accordance with article 384 of the NEC.
- Listed by Underwriters Laboratories, Inc.

Standard Models
Custom Configurations also available. Consult your factory representative.

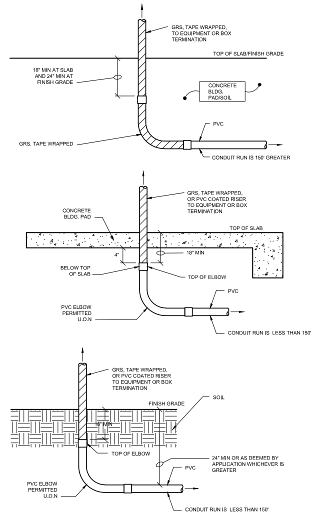
Catalog No.	Amps	Voltage	Main	AIC Rating
MEUG16-M100	100	120/240	100A	10,000
MEUG16-M200	200	120/240	200A	10,000

For aluminum enclosure, order MEUG16A-
For stainless steel enclosure, order MEUG16X-

MYERS Power Products, Inc.
Tel: 866-MY-MYERS Fax: 951-520-1961
www.myerspowerproducts.com

Specifications are subject to change without notice to reflect improvements and upgrades.

6 METER PEDESTAL CUTSHEET
NTS



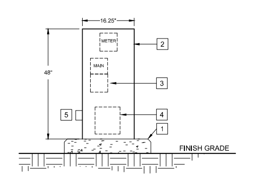
NOTES:
UNDERGROUND CONDUITS AND TRANSITION TO ABOVE GRADE/SLAB SHALL BE AS FOLLOWS:

1. PVC ELBOWS ALLOWED IF TOP OF ELBOW IS MINIMUM 18" BFG OR BELOW TOP OF SLAB, OTHERWISE GRS, TAPE WRAPPED, ELBOWS ARE REQUIRED.
2. GRS ELBOWS ARE REQUIRED IF CONDUIT RUN IS 150' GREATER.
3. GRS RISERS ARE REQUIRED FROM ELBOW BELOW GRADE TO EQUIPMENT (DEVICE, OUTLET, PANEL, CABINET, ETC.) ABOVE GRADE.
4. GRS ELBOWS/RISERS TO BE TAPED WRAPPED (1/2" LAPPED) TO 3" ABOVE FINISH GRADE OR TOP OF SLAB.

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

4 UNDERGROUND CONDUITS & TRANSITION TO ABOVE GRADE/SLAB
NTS

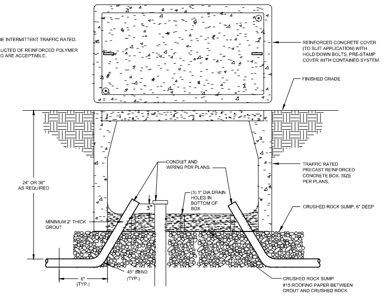


☐ REFERENCE NOTES

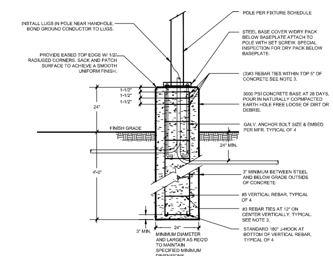
1. CONCRETE PAD WITH CHAMFERED EDGE. COORDINATE MINIMUM REQUIRED DIMENSIONS FOR APPROVED EQUIPMENT. SEE DETAIL 6 ON THIS SHEET.
2. COMMERCIAL METERED PEDESTAL WITH 12 CIRCUIT LOAD CENTER. 100 AMP, 120/240 VOLT, 1Ø, 3 WIRE. PROVIDE NEMA 3R. (MYERS #MEUG16 OR ENGINEER APPROVED EQUAL)
3. INTEGRAL PANEL. (SEE SCHEDULE).
4. TIMECLOCK.
5. PROVIDE SURFACE MOUNTED GFCI OUTLET WITH LOCKABLE WHILE-IN USE COVER. MOUNT AT +24" AFF MEASURED FROM CENTER OF OUTLET.

5 FRONT ELEVATION AT PEDESTAL
NTS

NOTES
1. PULL BOXES SHALL BE INTERMITTENT TRAFFIC RATED.
2. PULLBOXES CONSTRUCTED OF REINFORCED POLYMER WITH TRAFFIC RATING ARE ACCEPTABLE.

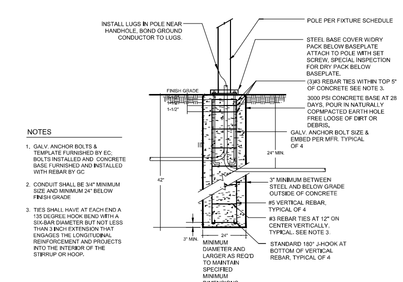


1 TYPICAL PULL BOX DETAIL
NTS



NOTES
1. GALV. ANCHOR BOLTS & TEMPLATE FURNISHED BY EC; BOLTS INSTALLED AND CONCRETE BASE FURNISHED AND INSTALLED WITH REBAR BY GC
2. CONDUIT SHALL BE 3/4" MINIMUM SIZE AND MINIMUM 24" BELOW FINISH GRADE
3. TIES SHALL HAVE AT EACH END A 135 DEGREE HOOK BEND WITH A SIX-BAR DIAMETER BUT NOT LESS THAN 3 INCH EXTENSION THAT ENGAGES THE LONGITUDINAL REINFORCEMENT AND PROJECTS INTO THE INTERIOR OF THE STIRRUP OR HOOP.
4. ADD #6 SOLID UFER GROUND TO EACH BASE. LOCATE AT 11"X17" PULL BOX NEXT TO EACH LIGHT POLE.

2 FIXTURE TYPE SP2A MOUNTING DETAIL
NTS



NOTES
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2. CONDUIT SHALL BE 3/4" MINIMUM SIZE AND MINIMUM 24" BELOW FINISH GRADE
3. TIES SHALL HAVE AT EACH END A 135 DEGREE HOOK BEND WITH A SIX-BAR DIAMETER BUT NOT LESS THAN 3 INCH EXTENSION THAT ENGAGES THE LONGITUDINAL REINFORCEMENT AND PROJECTS INTO THE INTERIOR OF THE STIRRUP OR HOOP.

3 FIXTURE TYPE SP3 MOUNTING DETAIL
NTS

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401

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REGISTERED PROFESSIONAL ENGINEER WILLIAM A. THOMA NO. 7070 ELECTRICAL STATE OF CALIFORNIA
EXPIRES: 06/30/23

CONSULTANT

thoma ENGINEERING
THOMA ELECTRIC, INC.
P.O. Box 1167 - 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829
cad@thomaelec.com
THOMA #21-8118

AGENCY

NRBP24-0422

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA
ELECTRICAL DETAILS

NO.	REVISION	DATE
△		
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△		
△		
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△		

PROJECT MANAGER
DRAWN BY CJ
CHECKED BY TP
DATE 01 FEBRUARY 2023
PROJECT NUMBER 2366-01-CI21
SHEET E-3.0

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRISTINA PAINE
02/01/2024

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STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 1 of 7)
Project Address:	Date Prepared:	8/12/2022

A. GENERAL INFORMATION

01	Project Location (city)	HANFORD	04	Total Illuminated Hardscape Area (ft²)	25379
02	Climate Zone	13			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from §140.7		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	Yes	No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 2 of 7)
Project Address:	Date Prepared:	8/12/2022

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L — Compliance Results

01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1 (See Table I)	+	Per Application §140.7(d)2 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)	OR	Existing Power Allowance §141.0(b)2L (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
1,397.77	+	---	+	---	+	---	+	---	OR	---	=	1,397.77	≥	444	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 3 of 7)
Project Address:	Date Prepared:	8/12/2022

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How is Wattage determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)[4]	Field Inspector Pass	Fail
SP2A	SP2A	☐ Linear	146	Mfr. Spec	2	New	☐	292	NA: < 6200 lumens	☐	☐
SP3	SP3	☐ Linear	38	Mfr. Spec	4	New	☐	152	NA: < 6200 lumens	☐	☐
							Total Design Watts:	444			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue: EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 4 of 7)
Project Address:	Date Prepared:	8/12/2022

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector Pass	Fail
AUTOMOTIVE HARDSCAPE	Astronomical Timer	Yes	Yes	☐	☐
AUTOMOTIVE HARDSCAPE	Astronomical Timer	Yes	Exempt*	☐	☐

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off: EXCEPTION 1 to §130.2(c)

AUTOMOTIVE HARDSCAPE — 130.2(c)3: Luminaires with a maximum rated wattage of 40 watts each are not required to have motion sensing controls

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
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STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 5 of 7)
Project Address:	Date Prepared:	8/12/2022

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

01: ☒ General Hardscape Allowance Table I (below); "Use it or lose it" Allowance (select all that apply) (select all that apply): ☐ Per Application Table J; ☐ Sales Frontage Table K; ☐ Ornamental Table L; ☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 0, 1 & 4)
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	9	10
		Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			
Area Description	Surface Type	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
AUTOMOTIVE HARDSCAPE	Concrete	25379	0.03	761.4	716	0.4	286.4	1048
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		1398

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 6 of 7)
Project Address:	Date Prepared:	8/12/2022

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector Pass	Fail
NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector Pass	Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐		

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: NORTH PARKING LOT - KART - BASE BID	Report Page:	(Page 7 of 7)
Project Address:	Date Prepared:	8/12/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: William Thoma	Documentation Author Signature: (signed)
Company: Thoma Electric, Inc	Signature Date: 08-12-2022
Address: 3852 Empleo, Suite C	CEA/ HERS Certification Identification (if applicable): E10757
City/State/Zip: San Luis Obispo CA 93401	Phone: 805-543-3850

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Name	Responsible Designer Signature:
Company: Company	Date Signed: 2022-08-12
Address: Address	License: Title
City/State/Zip: City State Zip	Phone: Phone

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-08-12 18:53:47

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
RRM DESIGN GROUP COPYRIGHT 2022
RRM IS A CALIFORNIA CORPORATION

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. THOMA NO. 10757 ELECTRICAL STATE OF CALIFORNIA
EXPIRES: 06/30/23

CONSULTANT

Thoma ENGINEERING
THOMA ELECTRIC, INC.
P.O. Box 1167 - 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829
cad@thomaelec.com
THOMA #21-8118

AGENCY

KINGS COUNTY AREA REGIONAL TRANSIT FACILITY - NORTH PARKING LOT
208 E 8TH STREET, HANFORD, CA

ENERGY COMPLIANCE FORMS (BASE BID)

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER: CJ
DRAWN BY: — CHECKED BY: TR
DATE: 01 FEBRUARY 2023
PROJECT NUMBER: 2366-01-CI21
SHEET: E-4.0

CITY OF HANFORD BUILDING DIVISION
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."
BY: CHRIS [illegible]
02/01/2024

NRBP24-0422

K:\ENG\2021\21-8118\NORTHLOT_21-8118_E-4.0_ENERGY COMPLIANCE FORMS.dwg - Chris - Jan 21, 2024 - 8:15pm

Notice of Exemption 2024-07

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: KART Transit Center Off-Site Parking Lot SPR22-10, CUP18-23

Project Location – The project is located at 208, 214, and 216 East Eighth Street (APNs 010-275-009, -010, and 011).

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: development of a 70-stall off-site parking lot for use by KART Station patrons

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Kings County Area Rural Transit (KART)

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: Sections 15311 Accessory Structures and 15332 In-Fill Development
☐ Statutory Exemption. State code number:

Reasons why project is exempt: **15311** consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: b) small parking lots; **15332**(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: February 9, 2024 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Applicant Information:
Name: KINGS COUNTY AREA PUBLIC TRANSIT AGENCY, Angie Dow
Address: 610 W SEVENTH ST HANFORD CA 93230
Phone Number: (559) 852-2691