



Planning Commission Meeting Agenda

June 23, 2026
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.

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0045-25, a request by Manitas de Amor to amend their original conditional use permit in order to construct a 3,190-square-foot addition to their existing day care, to provide space for up to 40 infants and toddlers ages 6 – 36 months and 10 children with limited disabilities, in the R-L-5 Low Density Residential zone district. The project is located at 11303 Hanford Armona Road (APN 011-230-018).

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 \$1,100.00 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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-11, approving Conditional Use Permit No. 0045-25.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2026-11, approving Conditional Use Permit No. 0045-25.

PROJECT DESCRIPTION

The project is a request by Manitas de Amor to amend their original conditional use permit in order to construct a 3,190-square-foot addition to their existing day care, to provide space for up to 40 infants and toddlers ages 6 – 36 months and 10 children with limited disabilities, in the R-L-5 Low Density Residential zone district, as shown in **Attachment 1**. The use of a day care facility with over 14 children requires a Conditional Use Permit in the R-L-5 Low Density Residential zone district. The project is an amendment to Conditional Use Permit No. 2000-04, which approved the establishment of a nursery school for approximately 56 children.

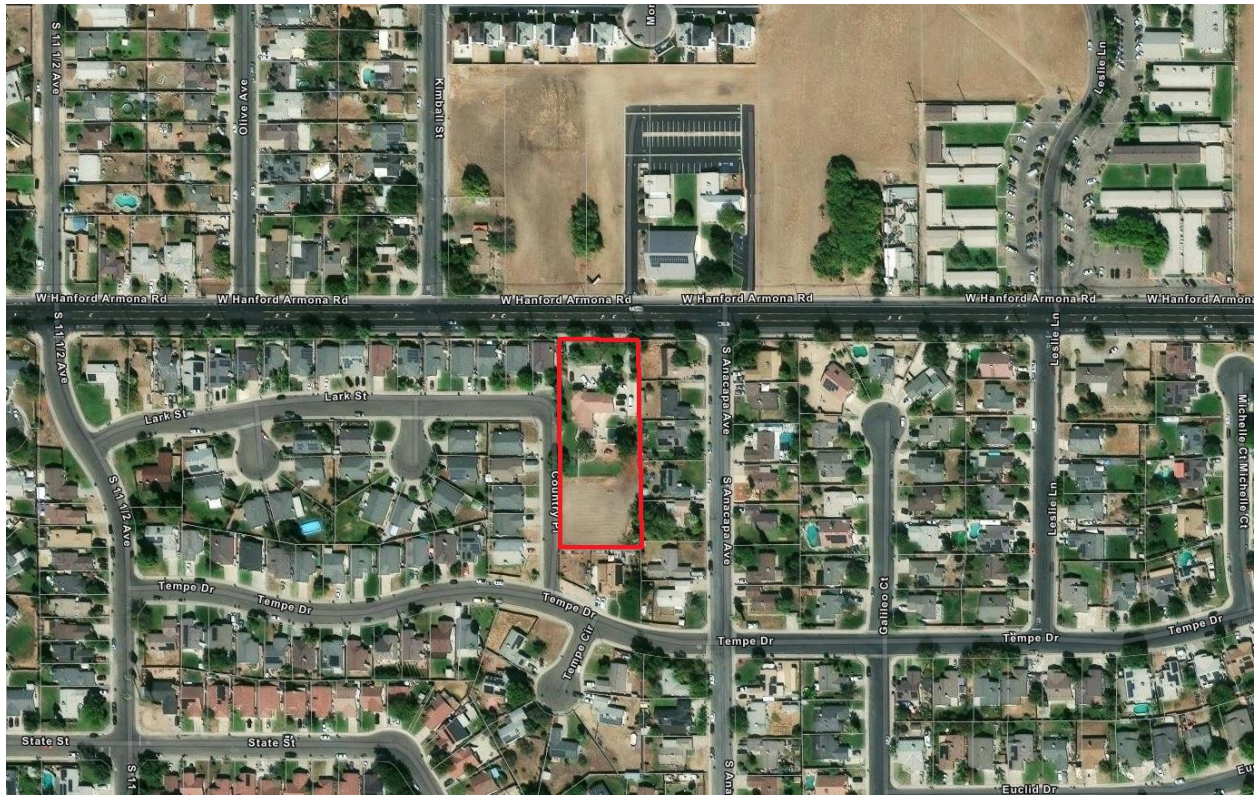
Project Location

The proposed project is located at 11303 Hanford Armona Road (APN 011-230-018) (see Figure 1, below).

Entitlement

The applicant has submitted Site Plan Review No. 0131-25 for the project, to construct a new addition to the existing day care facility, including additional parking, landscaping, and other associated site work. Site Plan Review No. 0131-25 was reviewed by City staff. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

Figure 1:
Land Use (property outlined in red)

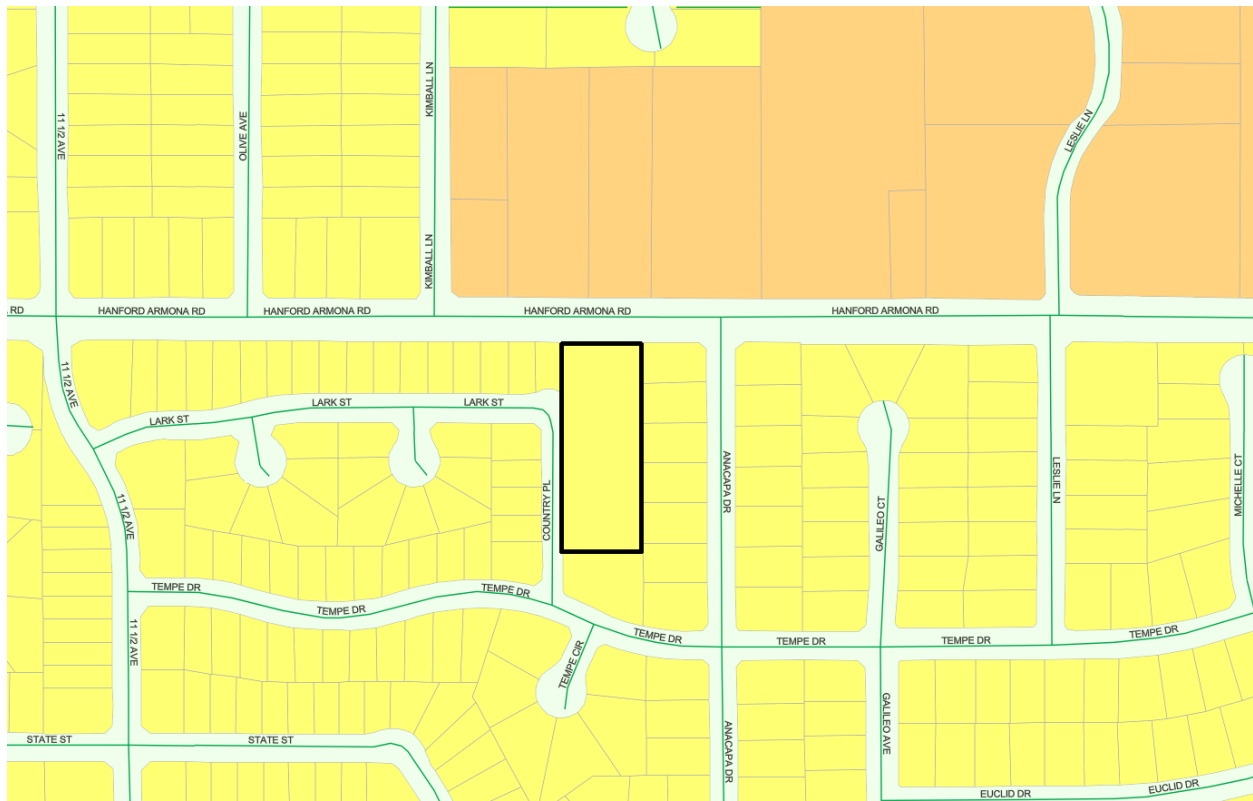


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Low Density Residential (see Figure 2, below). In accordance with General Plan Policy L32, the uses allowed in the Low Density Residential land use designation shall be defined to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood. The proposal supports this policy, as it allows for the expansion of a converted residence and maintains use of the site for a land use compatible with the residential nature of the neighborhood. The new day care addition will be developed in accordance with all policies applicable to residences in this Land Use Designation. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses. This proposal will allow an existing day care to provide care for a wider range of children in the area.

Figure 2:
General Plan Designation (property outlined in bold)
Low Density Residential



Zoning Designation

The property is zoned R-L-5 Low Density Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to expand the existing day care facility to allow 10 infants 6 months – 12 months in age, 30 toddlers 13 months – 36 months in age, and 10 children with limited disabilities. According to the Residential Zone Use Table, presented in Table 17.08.020 of the Hanford Municipal Code, day cares with over 14 children require a Conditional Use Permit in the R-L-5 Low Density Residential zone district (see Figure 4, below). A "day care facility" means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than 24 hours. Day care facilities are further divided into the following categories: up to eight persons, nine to 14 persons, and over 14 persons. The site was approved for the conversion of a residence into a nursery school under Conditional Use Permit No. 2000-04, which shall be amended to permit the expansion of the existing use on site.

Figure 3:
Zoning Designation (property outlined in bold)
R-L-5 Low Density Residential

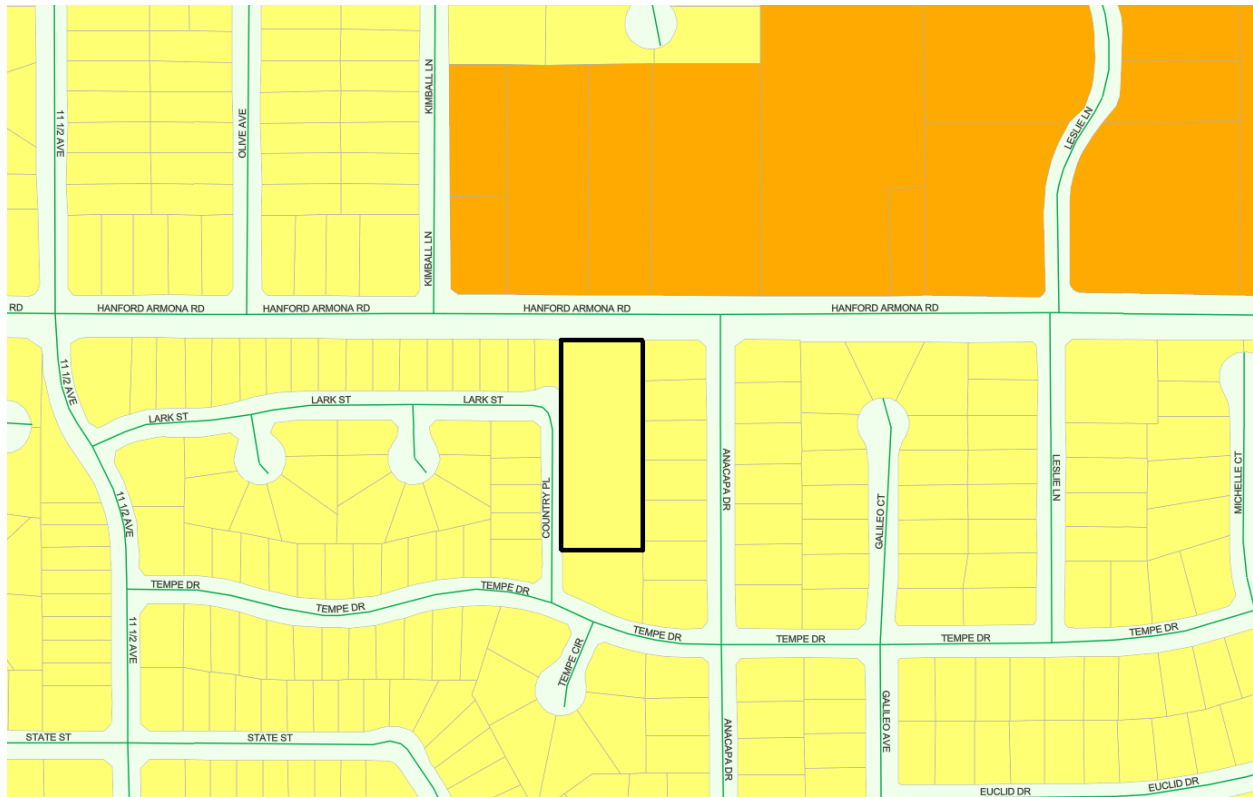


Figure 4:
Land Use Table

Residential Zone 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							
Land Uses	Single-Family Residential Zones			Multifamily Residential Zones		Specific Land Use Standards (See Identified Section)	
	R-L-12	R-L-8	R-L-5	R-M	R-H		
37 Day care, over 14 children	C	C	C	C	C	17.60.060	

PROJECT EVALUATION

Conformance with the standards of the R-L-5 Low Density Residential zone district

17.10.030 Lot Area

In the R-L-5 Low Density Residential zone district, the minimum lot area shall be 5,000 square feet. The subject property is a 50,901-square-foot site. The property exceeds the lot area requirement for the R-L-5 Low Density Residential zone district.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 50 feet for interior lots, and the minimum lot depth shall be 90 feet. The project site has 141 feet of street frontage along Hanford Armona Road and approximately 276 feet of street frontage along Country Place. The lot has a width of 141 feet and a depth of approximately 361 feet. The property exceeds the lot frontage, width, and depth requirements for the R-L-5 Low Density Residential zone district.

17.10.050 Dwelling Units per Lot

In the R-L-5 Low Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030. There are no dwelling units existing on or proposed for this lot.

17.10.060 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, accessory structure limitations, and off-street parking requirements. All required building setbacks, accessory structure limitations, and off-street parking requirements were evaluated and mandated as part of the site plan review process.

17.10.070 Building Setback Area

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

Front-Building Setback

In the R-L-5 Low Density Residential zone district, the front building setback area shall be 15 feet from the front property line for livable building space and 20 feet for garages, carports, and other non-livable building space. The building setback is 59 feet from the front property line along Hanford Armona Road, which satisfies the requirement of the R-L-5 Low Density Residential zone district.

Side-Building Setback

The side building setback area shall be five feet from an interior side property line and 10 feet from a street-side property line. The interior side building setback is five feet, eleven inches from the eastern interior side property line and 16 feet, six inches from the future street-side property line along Country Place. The side setback requirements for the R-L-5 Low Density Residential zone district is satisfied.

Rear-Building Setback

The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one story high. The rear building setback area is 196 feet, two inches from the rear property line, which satisfies the requirement of the R-L-5 Low Density Residential zone district.

17.10.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. The walls of the existing building and new addition are separated by a distance of seven feet, nine inches. However, this is an addition to the existing building, connected by a covered walkway between the existing and new areas.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low Density Residential zone district is 35 feet. The proposed addition is approximately 18 feet in height, which satisfies the height requirement for the R-L-5 Low Density Residential zone district. There are no changes proposed to the height of the existing building.

17.10.110 Driveways

The width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed 50% of the front building setback area. The two driveways along Hanford Armona Road have a total width of 25 feet, which is approximately 18% of the width of the lot's street frontage. The two proposed driveways along Country Place have a total width of 54 feet, which is approximately 20% of the width of the lot's street frontage. This satisfies the driveway requirements for the R-L-5 Low Density Residential zone district.

17.10.140 Off-Street Parking

There are 23 parking spaces proposed for the site. In accordance with Section 17.54.040, parking shall be provided for a day care at a ratio of 1 space per employee plus on-site drop-off area. As provided in the operational statement, the facility will have 21 employees. Per Section 17.60.060 of the Hanford Municipal Code, a loading and unloading area shall be provided to accommodate no less than two vehicles. The loading area shall be permitted as the on-site drop-off area, which accommodates two vehicles in two parking spaces. The loading and unloading area shall be located within proximity to the main entrance, and are not located on the opposite side of a street from the day care center.

Additionally, required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways. All parking areas are located outside of all required setback areas. Parking is setback approximately 64 feet from the front property line, 12.5 feet from the closest interior side property line, 10 feet from the street-side property line, and 15 feet from the rear property line.

17.10.150 Usable Open Space

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide. The facility will maintain at least 9,138 square feet of outdoor play area for the children. This satisfies the open space requirement for the R-L-5 Low Density Residential zone district.

17.10.160 Landscaping

There is existing landscaping within the front of the subject property. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. The front of the property will continue to be landscaped with construction of the new addition. Landscaping shall be provided on the side along Country Place where not covered by driveways and parking areas, and within the children's play area at the back of the property.

17.10.170 Screening, Fences, and Walls

There is an existing wrought iron fence approximately 11 feet behind the front property line and wood fencing six feet in height along the side and rear property lines. There is also fencing within the property surrounding the existing children's play area. The applicant proposes to maintain the existing wrought iron fence and the wood fencing along the interior side and rear property lines. A new wood fence six feet in height with gates to allow access into the parking lot will be placed along the street-side property line behind the future right-of-way along Country Place. The modified children's play areas will also be surrounded by chain link fencing four feet in height. All existing and proposed fencing conforms with all fencing requirements for residentially-zoned properties.

17.10.180 Signs

There is one existing freestanding sign on site. All signage shall comply with Chapter 17.56 of the Hanford Municipal Code. The applicant proposes to replace the existing sign and place a new freestanding sign six feet in height in the front of the property.

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

All requirements of the R-L-5 Low Density Residential zone district, prescribed by Chapter 17.10 of the Hanford Municipal Code, are satisfied.

Operating Standards

The existing facility was permitted to accommodate up to 56 children on site. As stated in the operational statement (see **Attachment 3**), the applicant proposes to add an additional 50 children with construction of the new addition. The addition will provide care and education for 10 infants between the ages of 6 – 12 months, 30 toddlers between the ages of 13 – 36 months, and 10 children with limited disabilities, and include an entry and office area, a napping area, a food preparation area, an inclusive preschool, and adequate restroom space as required by the California Building Code. In addition to the indoor areas, the site will still contain outdoor play areas for the children. However, the play areas will be modified to accommodate the new addition and parking areas. Hours of operation will continue to be 6:30 a.m. – 6 p.m. Monday – Friday. Licensing from the California Department of Social Services – specifically the Community Care Licensing Division (CCLD) – shall be approved prior to operating the expanded facility.

Site operations within the existing building are not proposed to change. However, with expansion of the facility to accommodate additional children, amendments to the original project approval are necessary. Conditional Use Permit No. 2000-04 proposed six employees for the facility. This number will increase to 21 employees under the current conditional use permit. To accommodate the additional employees, additional parking is required. Resolution No. 2000-23 (see **Attachment 4**) required four parking spaces to be located behind the structure and be designated

for staff only, and required a minimum of four (4) angled parking spaces and one (1) handicap space be provided in front of the structure for safety and ease of access. The new addition will be constructed over the existing parking area beside the existing structure, which will require the applicant to construct 17 additional parking spaces at the rear of the property with access from Country Place instead of Hanford Armona Road. The construction of the new drive approaches and parking area accessing Country Place will also include the full build out of Country Place, including additional road surface, curb, gutter, and sidewalk, which will be dedicated to the City. Additionally, one of the angled parking spaces at the front of the property will be shifted to become a 90° parking space. An additional 90° parking space will also be provided at the front of the property. The modified parking area was reviewed by the Engineering Division to ensure adequate back up space. The turnaround area adjacent to the 90° parking spaces will ensure safety and ease of access.

Another amendment includes relocating and increasing the size of the refuse enclosure. Resolution No. 2000-23 required the construction of a 10 ft. x 10 ft. inside clear dimension refuse enclosure, which was standard at the time, and required that the refuse enclosure be located near the northwest entrance of the circular driveway. Current refuse enclosure and setback requirements would force encroachment of the enclosure into the circular driveway, reducing the path of travel for vehicles exiting the site. The enclosure will be relocated to the parking area at the rear of the property and be constructed in conformance with City Standard GE-35. The proposed enclosure location will include a trash truck bypass area within the parking area, which will allow easier vehicular access to the refuse enclosure.

Other amendments include changes to conform with current City practices, including removal of the requirement to submit an occupancy application five working days before finalization of the construction since certificates of occupancy are now processed differently, removing the requirement to submit five copies of plans for review as all permits are now submitted digitally, and clarifying that all Public Works conditions, including impact fee requirements, shall be based on the conditions of approval for Site Plan Review No. 0131-25 and subject to current codes and practices.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 0045-25

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 use will not impair the integrity and character of the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a day care facility with over 14 children is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. In accordance with General Plan Policy L32, the uses allowed in the Low Density Residential land use designation shall be defined to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of

the neighborhood. The day care is a land use compatible with the residential nature of the neighborhood. The new day care addition will be developed in accordance with all policies applicable to residences in the R-L-5 Low Density Residential zone district.

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 day care facility expansion is compatible with existing and future permitted land uses in the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low Density Residential zone district. The use of a day care facility with over 14 children is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses. This proposal will allow an existing day care to provide care for a wider range of children in the area.

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

ANALYSIS: That in accordance with General Plan Policy L32, the uses allowed in the Low Density Residential land use designation shall be defined to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood. The proposal supports this policy, as it allows for the expansion of a converted residence and maintains use of the site for a land use compatible with the residential nature of the neighborhood. The new day care addition will be developed in accordance with all policies applicable to residences in this Land Use Designation. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses. This proposal will allow an existing day care to provide care for a wider range of children in the area.

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 Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 5**.

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 various City departments and evaluated for conformity with the requirements of Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The expansion of the existing day care is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on June 10, 2026 and mailed to property owners within 300 feet of the project site on June 11, 2026. 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 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 5**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions below:

1. All conditions of approval for Resolution No. 2000-23 shall also be conditions of approval for this amendment, except where modified by the conditions of approval for Site Plan Review No. 0131-25 and any other current codes, policies, and standards. Modifications to Resolution No. 2000-23 are attached as Exhibit C in the resolution. Any current codes, policies, standards, and conditions of approval for Site Plan Review No. 0131-25 not specifically stated in Exhibit C in the resolution shall still be applicable to the development and operation of this site.
2. The loading and unloading area shall be located within proximity to the main entrance and shall not be located on the opposite side of a street from the day care center.
3. All site operations shall comply with the noise regulations in Chapter 9.10 of the Hanford Municipal Code.
4. The applicant shall operate consistent with Conditional Use Permit No. 2000-04 and with the updated operational statement, attached as Exhibit D in the resolution. An increase from the number and age range of children approved under Conditional Use Permit No. 2000-04, and an increase from the 10 infants ages 6 months – 12 months, 30 toddlers ages 13 months – 36 months, and 10 children with limited disabilities as approved under Conditional Use Permit No. 0045-25, shall require an amendment to this Conditional Use Permit.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-11, approving Conditional Use Permit No. 0045-25.

Applicant:

Marvin Armstrong
1295 N. Wishon Avenue, Suite 101
Fresno, CA 93728

Property Owner:

Victoria Martinez
11303 Hanford Armona Rd.
Hanford, CA 93230

RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0045-25, A REQUEST BY MANITAS DE AMOR TO AMEND THEIR ORIGINAL CONDITIONAL USE PERMIT IN ORDER TO CONSTRUCT A 3,190-SQUARE-FOOT ADDITION TO THEIR EXISTING DAY CARE, TO PROVIDE SPACE FOR UP TO 40 INFANTS AND TODDLERS AGES 6 – 36 MONTHS AND 10 CHILDREN WITH LIMITED DISABILITIES, IN THE R-L-5 LOW DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 11303 HANFORD ARMONA ROAD (APN 011-230-018).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 23, 2026 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0045-25, a request by Manitas de Amor to amend their original conditional use permit in order to construct a 3,190-square-foot addition to their existing day care, to provide space for up to 40 infants and toddlers ages 6 – 36 months and 10 children with limited disabilities, in the R-L-5 Low Density Residential zone district, as shown in **Exhibit A**, 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 11303 Hanford Armona Road (APN 011-230-018); and

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

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, 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 use will not impair the integrity and character of the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a day care facility with over 14 children is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. In accordance with General Plan Policy L32, the uses allowed in the Low Density Residential land use designation shall be defined to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood. The day care is a land use compatible with the residential nature of the

neighborhood. The new day care addition will be developed in accordance with all policies applicable to residences in the R-L-5 Low Density Residential zone district.

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 day care facility expansion is compatible with existing and future permitted land uses in the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low Density Residential zone district. The use of a day care facility with over 14 children is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses. This proposal will allow an existing day care to provide care for a wider range of children in the area.

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

ANALYSIS: That in accordance with General Plan Policy L32, the uses allowed in the Low Density Residential land use designation shall be defined to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood. The proposal supports this policy, as it allows for the expansion of a converted residence and maintains use of the site for a land use compatible with the residential nature of the neighborhood. The new day care addition will be developed in accordance with all policies applicable to residences in this Land Use Designation. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses. This proposal will allow an existing day care to provide care for a wider range of children in the area.

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 Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption 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 various City departments and evaluated for conformity with the requirements of Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The expansion of the existing day care is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0045-25 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. All conditions of approval for Resolution No. 2000-23 shall also be conditions of approval for this amendment, except where modified by the conditions of approval for Site Plan Review No. 0131-25 and any other current codes, policies, and standards. Modifications to Resolution No. 2000-23 are attached as **Exhibit C**. Any current codes, policies, standards, and conditions of approval for Site Plan Review No. 0131-25 not specifically stated in **Exhibit C** shall still be applicable to the development and operation of this site.
2. The loading and unloading area shall be located within proximity to the main entrance and shall not be located on the opposite side of a street from the day care center.
3. All site operations shall comply with the noise regulations in Chapter 9.10 of the Hanford Municipal Code.
4. The applicant shall operate consistent with Conditional Use Permit No. 2000-04 and with the updated operational statement, attached as **Exhibit D**. An increase from the number and age range of children approved under Conditional Use Permit No. 2000-04, and an increase from the 10 infants ages 6 months – 12 months, 30 toddlers ages 13 months – 36 months, and 10 children with limited disabilities as approved under Conditional Use Permit No. 0045-25, shall require an amendment to this Conditional Use Permit.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to 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 will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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 23rd day of June 2026.

Jason Waters, Secretary

Exhibit A
Site Plan



PROJECT SITE

VICINITY MAP

- [illegible]

- LEGEND:**
- | | |
|---|-------------------------------------|
|  | NEW CONC. FLATWORK |
|  | EXISTING CONC. FLATWORK TO REMAIN |
|  | NEW A.C. FORMING |
|  | NEW AND EXISTING FORMWORK TO REMAIN |
|  | NEW THICKETED FORM |

- [illegible]

- PROJECT INFORMATION:**
- SITE ADDRESS:**
11000 West of Lamar Road
Harrison, CO 80458
- OWNER:**
Western Airports
11000 West of Lamar Road
Harrison, CO 80458
Tel: 303-934-3377
Cell: 303-934-4533
Email: info@westernairports.com
- PROJECT DESCRIPTION:**
New addition to existing airport facility including parking, landscaping and other site improvements and site work.

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval



DATE: June 11, 2026

PROJECT: Site Plan Review SPR0131-25 Revision 4

APPLICANT: Marvin Armstrong

LOCATION: 11303 Hanford Armona Road (APN 011-230-018)

PROPOSAL: Addition to existing daycare facility

ZONING: R-L-5 Low Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 26, 2025; June 11, 2025; March 11, 2026; May 6, 2026; May 27, 2026

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 site plan approval.
- ☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

- | | |
|---|--|
| ☒ Planning | ☒ Building |
| ☒ Fire | ☒ Public Works |
| ☒ Other: <u>Wastewater Division</u> | |

- ☒ Submit plans for a building permit via the Citizen Self Service Portal.
- ☒ To complete the entitlement process, 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
Associate Planner, Community Development Department

June 11, 2026

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 and 17.70.080). **Exemption No. 2025-11**

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 SPR0131-25 Revision 4 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: February 26, 2025; June 11, 2025; March 11, 2026; May 6, 2026; May 27, 2026

SITE PLAN NUMBER: SPR00131-25 REVISION 4

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

General Plan Designation: Low Density Residential

Zoning: R-L-5 Low Density Residential

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):

- Ensure fencing near the northwest portion of the property does not cross through the back up area intended for vehicles to maneuver out of parking spaces.
- 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.

Required Entitlements:

- Conditional Use Permit (already applied)

R-L-5 Low Density Residential - 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 SPR0131-25 Revision 4 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.

Coverage: (Section 17.10.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area: (Section 17.10.070)

- ☒ That setbacks shall be measured as prescribed in Section 17.50.160.
- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☒ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.
- ☒ That exceptions shall be allowed as prescribed in Section 17.50.170.

Distance between Structures: (Section 17.10.080)

- ☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures: (Section 17.10.090)

- ☒ That the maximum structure height shall be 35 feet.
- ☒ That height shall be measured as prescribed in Section 17.50.180.
- ☒ That exceptions shall be allowed as prescribed in Section 17.50.190.

Driveways: (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Other Setback Standards: (Section 17.10.130)

- ☒ That mechanical equipment shall be located a minimum of three feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That above or below ground swimming pools shall be set back five (5) feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.
- ☐ That decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off Street Parking: (Section 17.10.140 and 17.54)

- ☒ That a minimum of 23 spaces, one of which is ADA-accessible, and two of which are an on-site drop-off area that accommodates no less than two vehicles, shall be maintained for the site, based on the ratio 1 space per employee plus on-site drop-off area for a day care use.
- ☒ 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).
- ☒ That 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 required parking spaces may not be provided in any front, side, or rear building setback area, except for uncovered driveways.

- ☒ 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 through Site Plan Review.
- ☒ 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.

Usable Open Space: (Section 17.10.150)

- ☒ That each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Landscaping: (Section 17.10.160 and 17.52)

- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ 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 and/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 Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

- ☒ That fences and walls in the **R-L**, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.

- ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
- ☐ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
- ☐ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
- ☒ Along a front lot line not exceeding three (3) feet in height.
- ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
- ☐ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
- ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.
- ☒ 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.

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.

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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Signage: (Section 17.56)

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

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- ☒ That the loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

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.



May 6, 2026

Permit Number: SPR0131-25

Address: 11303 Hanford Armona Road

Project: New addition to existing daycare facility

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 1 Electronic set 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
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 Original sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California, if required.

****** 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 1 complete electronic set 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 Original sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 5. That all construction shall conform to the 2022 of the California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code, and CalGreen Code.
 - 6. A newly installed trash enclosure will require a separate permit.
 - 7. Fire sprinkler installation for new buildings will require a separate permit.
 - 8. All new landscaping will require a plan submittal to the Building Department along with a separate permit.
 - 9. All Energy and Tuss Calcs will be required to be submitted at plan review.



Mitch Couch
Building Official, CBO
City of Hanford

559.585.2032 | www.hanfordca.gov

mcouch@hanfordca.gov | [317 N Douty St](#)



Contact Fire Chief Dan Perkins @ 559-585-2145 or dperkins@hanfordca.gov concerning questions that you may have on the following comments:

SPR0131-25

1. Ensure that Fire Sprinklers and Alarming are compliant with an I-4 occupancy and are monitored systems with FDC available to be connected nearest roadway.
2. Knox Box access required.



PUBLIC WORKS DIVISION AND UTILITIES & ENGINEERING DIVISION DEVELOPMENT PLAN REQUIREMENTS

☐	ADRIAN RUBALCABA (SENIOR ENGINEER)	(559) 585-2596
☐	STEVE COODEY (ASSISTANT ENGINEER)	(559) 585-2582
☒	ROBBIE BUCHANAN (ASSISTANT ENGINEER)	(559) 585-2556
☐	KATLIN ROWLEY (ASSOCIATE SURVEYOR)	(559) 415-7188

PROJECT NO.:	SPR0131-25
DATE:	05/20/26
PROJECT TITLE:	MANITAS DE AMOR PRESCHOOL & CHILD CARE ADDITION
DESCRIPTION:	3,190 SF ADDITIONAL BUILDING W/ PARKINGLOT & TRASH ENCLOSURE
APPLICANT:	MARVIN ARMSTRONG, ID-000000787
LOCATION:	11303 HANFORD ARMONA RD HANFORD, CA, 93230
APN:	011230018000

THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF HANFORD STANDARDS AND SPECIFICATIONS, WITH ANY DEVIATIONS REQUIRING PRIOR APPROVAL FROM THE CITY ENGINEER. THE DEVELOPER IS SOLELY RESPONSIBLE FOR ALL FINANCIAL AND OTHER ARRANGEMENTS RELATED TO THE PLANNING, ENGINEERING, SCHEDULING, INSTALLATION, RELOCATION, OR UNDERGROUNDING OF PRIVATELY-OWNED UTILITIES, INCLUDING ELECTRIC, GAS, AND TELECOMMUNICATIONS. SIGNIFICANT PROJECT DELAYS MAY OCCUR IF UTILITY ISSUES ARE NOT RESOLVED BEFORE CONSTRUCTION BEGINS.

SITE PLAN REVIEW CONDITIONS OF APPROVAL



REQUIREMENTS (INDICATED BY CHECKED BOXES AND/OR STATED UNDER ADDITIONAL COMMENTS)

1. ☒ GRADING PERMIT, PLAN REVIEW FEES, AND GRADING & DRAINAGE REQUIREMENTS

THE DEVELOPMENT SHALL REQUIRE APPROVAL OF A GRADING PERMIT AND PAYMENT OF ALL APPLICABLE PLAN REVIEW FEES IN ACCORDANCE WITH CITY RESOLUTION NO. 10-31-R, OR ANY REVISIONS THERETO. ALL GRADING PERMIT AND PLAN REVIEW FEES SHALL BE PAID PRIOR TO PLAN REVIEW. GRADING AND DRAINAGE PLANS SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER AND SUBMITTED ON 24" x 36" PLAN SHEETS FOR REVIEW AND APPROVAL BY THE CITY. ALL RELATED FEE INVOICES SHALL BE ACCESSIBLE UNDER THE GRADING PERMIT (GP) THROUGH THE CITY'S CITIZEN SELF SERVICE (CSS) PORTAL. THE REQUIRED GRADING AND DRAINAGE PLAN SHALL INCLUDE PIPE NETWORK SIZING, SLOPES, GRADES, AND PROPOSED STREET GRADES. ALL ELEVATIONS SHALL BE BASED ON THE CITY'S BENCHMARK NETWORK. IF THE PROJECT IS PHASED, A MASTER GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA SHALL BE SUBMITTED. ALL ON-SITE BASINS, WHETHER PERMANENT OR TEMPORARY, SHALL BE DESIGNED IN ACCORDANCE WITH CITY STANDARDS AND SHALL INCLUDE PERIMETER FENCING WITH MOW CURB PER CITY STANDARD DETAILS GE-23 AND GE-26, AND SHALL PROVIDE AN ACCESS RAMP TO THE BOTTOM FOR MAINTENANCE. STORM RUNOFF FROM THE PROJECT SHALL BE ACCOMMODATED IN ACCORDANCE WITH CITY STANDARDS AND APPROVED DRAINAGE REQUIREMENTS.

GRADING PLAN PERMIT FEE: \$5,700.00



STORMWATER RUNOFF SHALL BE RETAINED ON-SITE WITHIN PROPERTY BOUNDARIES. MINIMIZE DISCHARGE TO THE PUBLIC RIGHT-OF-WAY.



DIRECTED TO THE CITY'S EXISTING UNDERGROUND STORM DRAINAGE SYSTEM.



PRIVATE COMMERCIAL BASIN (SEE PRIVATE BASIN MAINTENANCE MANUAL)

2. ☒ CIVIL IMPROVEMENT PLANS AND FEES

THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEER A COMPLETE SET OF CONSTRUCTION PLANS ON 24" x 36" SHEETS FOR ALL REQUIRED IMPROVEMENTS. 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, WATER SYSTEM INFRASTRUCTURE, REFUSE ENCLOSURE LOCATIONS, PUBLIC STREET AND PARKING LOT IMPROVEMENTS, LANDSCAPE AND IRRIGATION SYSTEMS, AND ALL OTHER IMPROVEMENTS REQUIRED BY THE PROJECT CONDITIONS OF APPROVAL AND THE CITY OF HANFORD STANDARDS AND SPECIFICATIONS. IMPROVEMENT PLANS SHALL INCLUDE ALL PERTINENT CITY OF HANFORD CONSTRUCTION STANDARD DETAILS APPLICABLE TO THE PROJECT. PLANS MUST BE APPROVED BY THE CITY OF HANFORD AND ANY OTHER AFFECTED AGENCIES PRIOR TO ISSUANCE OF BUILDING OR ENCROACHMENT PERMITS. (ALL ON-SITE FIRE SYSTEM IMPROVEMENTS REQUIRE A SEPARATE FIRE PERMIT. THE APPLICANT SHALL OBTAIN A FIRE PERMIT FOR ALL ON-SITE UNDERGROUND FIRE SYSTEM PIPING AND RECEIVE APPROVAL FROM THE CITY OF HANFORD FIRE MARSHAL PRIOR TO COMMENCING CONSTRUCTION. FIRE PERMIT APPLICATIONS MAY BE SUBMITTED THROUGH THE CITY'S CSS PORTAL.)

PLAN REVIEW FEES FOR THE CIVIL IMPROVEMENT PLANS SHALL BE ASSESSED AS A FLAT PERMIT FEE BASED ON THE TIERED FEE STRUCTURE ESTABLISHED IN THE CITY OF HANFORD MASTER FEE SCHEDULE (APPLICATION/PERMITS), CALCULATED FROM THE ENGINEER'S ESTIMATED TOTAL COST OF PUBLIC STREET (RIGHT-OF-WAY) AND INFRASTRUCTURE IMPROVEMENTS, IN ACCORDANCE WITH CITY RESOLUTION NO. 92-58-R, OR ANY REVISIONS THEREOF. ALL APPLICABLE FEES SHALL BE PAID PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS. FEE INVOICES ARE ACCESSIBLE THROUGH THE GP PERMIT IN THE CITY'S CITIZEN SELF SERVICE (CSS) PORTAL.

3. ☒ IF THE PROJECT EXCEEDS THE ONE ACRE OF DISTURBANCE CRITERIA OF THE STATE'S STORM WATER PROGRAM, THEN COVERAGE UNDER GENERAL PERMIT ORDER 2009-0003-DWO IS REQUIRED AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS NEEDED. A COPY OF THE APPROVED PERMIT AND THE SWPPP PLAN REQUIREMENTS WILL NEED TO BE PROVIDED TO THE CITY.

4. ☒ THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE OF CALIFORNIA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP), THE CITY OF HANFORD'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT, AND THE CITY OF HANFORD MUNICIPAL CODE SECTION 13.10 FOR STORMWATER MANAGEMENT AND COMPLIANCE. IF APPLICABLE TO THE PROJECT, THE DEVELOPER SHALL ELECTRONICALLY FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND OBTAIN ACCEPTANCE PRIOR TO ANY SOIL DISTURBANCE ONSITE. DOCUMENTATION OF SWRCB APPROVAL OF THE NOI SHALL BE SUBMITTED TO THE CITY OF HANFORD BEFORE CONSTRUCTION BEGINS. DURING CONSTRUCTION, THE DEVELOPER SHALL ADHERE TO ALL REQUIREMENTS OF THE SWRCB CONSTRUCTION GENERAL PERMIT AND THE CITY OF HANFORD MUNICIPAL CODE SECTION 13.10. FOR FURTHER INFORMATION, CONTACT THE SWRCB AT WWW.SWRCB.CA.GOV.

5. ☐ THE DEVELOPER SHALL COMPLETE THE TRAFFIC IMPACT ANALYSIS (TIA) SCOPING FORM (APPENDIX A) FROM THE CITY OF HANFORD TRAFFIC IMPACT ANALYSIS GUIDELINES. IF THE PROVIDED INFORMATION INDICATES THAT A LOCAL TRANSPORTATION ANALYSIS (LTA) OR FURTHER TRAFFIC STUDY IS REQUIRED, THE CITY AND/OR ITS CONSULTANT WILL DETERMINE AND PROVIDE THE REQUIRED SCOPE FOR THE STUDY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE PREPARATION REVIEW, AND APPROVAL OF THE STUDY, BASED ON ACTUAL CITY AND/OR CONSULTANT TIME AND MATERIALS PLUS A 10% ADMINISTRATIVE FEE PER THE MASTER FEE SCHEDULE. AN INITIAL DEPOSIT WILL BE REQUIRED BASED ON THE DETERMINED SCOPE. ANY LEVEL-OF-SERVICE IMPROVEMENTS AND/OR FAIR-SHARE CONTRIBUTIONS FURTHER IDENTIFIED IN THE STUDY ARE SUBJECT TO ACCEPTANCE AT THE CITY'S DISCRETION.

6. ☐ THE DEVELOPER SHALL SUBMIT A REQUEST FOR A WATER AND SEWER CAPACITY ANALYSIS TO BE PERFORMED BY THE CITY'S DESIGNATED CONSULTANT. THE CONSULTANT'S COST, PLUS A 10% ADMINISTRATIVE FEE, MUST BE PAID IN FULL PRIOR TO THE COMMENCEMENT OF THE REVIEW.

7. ☒ BEFORE APPROVING DEVELOPMENT IMPROVEMENT PLANS, A PRELIMINARY SOILS INVESTIGATION REPORT BY A QUALIFIED SOILS ENGINEER MUST BE SUBMITTED TO THE UTILITIES & ENGINEERING AND BUILDING DEPARTMENTS, WITH A FINAL REPORT REQUIRED PRIOR TO ACCEPTING DEVELOPMENT IMPROVEMENTS OR ISSUING BUILDING PERMITS, WHICHEVER COMES FIRST.

8. ☒ TRACK-OUT OF SOIL, GRAVEL, OR OTHER CONSTRUCTION-RELATED MATERIALS ON TO PUBLIC STREETS IS PROHIBITED. A TEMPORARY CONSTRUCTION ENTRANCE SHALL INCORPORATE SWPP BMP'S. ROCK, SEDIMENT, AND OTHER DEBRIS TRACKED INTO THE CITY STREET SHALL BE CLEANED UP DAILY.
9. ☒ FUGITIVE DUST WILL BE CONTROLLED IN ACCORDANCE WITH THE APPLICABLE RULES OF SAN JOAQUIN VALLEY AIR DISTRICT'S REGULATION VIII. COPIES OF ANY REQUIRED PERMITS WILL BE PROVIDED TO THE CITY.
10. ☒ CITY ENCROACHMENT PERMIT REQUIRED. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. INSURANCE CERTIFICATE WITH COMMERCIAL GEN. LIABILITY (\$2,000,000. PER OCCURRENCE AND \$4,000,000. AGGREGATE), AUTO LIABILITY (\$1,000,000.) AND WORKERS COMPENSATION (\$1,000,000.), VALID BUSINESS LICENSE, AND APPROPRIATE CONTRACTOR'S LICENSE MUST BE ON FILE WITH THE CITY, AND VALID UNDERGROUND SERVICE ALERT #.
11. ☐ KINGS COUNTY ENCROACHMENT PERMIT REQUIRED FOR RIGHT-OF-WAY WORK (PERMIT REQUIRED UPON CITY ENCROACHMENT ISSUANCE).
12. ☐ CAL-TRANS ENCROACHMENT PERMIT REQUIRED FOR RIGHT-OF-WAY WORK (PERMIT REQUIRED UPON CITY ENCROACHMENT ISSUANCE).
13. ☐ EASEMENT(S) REQUIRED:
- | | | | |
|--|---|---|---|
| ☐ STORM DRAIN | ☐ TEMPORARY TURNAROUND | ☐ INGRESS AND EGRESS | ☐ EMERGENCY ACCESS |
| ☐ PEDESTRIAN ACCESS | ☐ WATER | ☐ SLOPE | ☐ LANDSCAPE |
| ☐ SEWER | ☐ PUBLIC UTILITIES | ☐ BLOCK WALL | ☐ OTHER - SEE ADDITIONAL COMMENTS FOR MORE DETAILS |
14. ☒ DEDICATION(S) REQUIRED:
- | | | | |
|--|------------------------------------|------------------------------------|---|
| ☒ RIGHT OF WAY | ☐ OUTLOT(S) | ☐ PARK | ☐ IRREVOCABLE OFFER OF DEDICATION |
| ☐ RESERVE STRIP | ☐ BASIN | ☐ LANDSCAPE | ☐ OTHER - SEE ADDITIONAL COMMENTS FOR MORE DETAILS |
15. ☐ RELINQUISHMENT OF ACCESS RIGHTS REQUIRED: SEE ADDITIONAL COMMENTS FOR MORE DETAILS.
16. ☐ AGREEMENT FOR COMMON ACCESS, MAINTENANCE, AND/OR LANDSCAPING REQUIRED.
17. ☐ CENTERLINE MONUMENTS REQUIRED PER CITY STANDARD GE-14.
18. ☐ A RECENT TITLE REPORT IS REQUIRED FOR VERIFICATION OF OWNERSHIP.
19. ☐ ABANDONMENT REQUIRED: SEE ADDITIONAL COMMENTS FOR MORE DETAILS.
20. ☐ RIPARIAN SETBACK REQUIRED.
21. ☐ RELOCATE EXISTING UTILITY POLES AND/OR FACILITIES. (IF APPLICABLE)
22. ☐ UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT LIMITS OR AS NEEDED FOR PROJECT. EXISTING OVERHEAD ELECTRICAL LINES OVER 50KV SHALL BE EXEMPT FROM UNDERGROUNDING. (IF APPLICABLE)
23. ☐ INSTALL A TWO (2) 3-INCH COMMUNICATIONS CONDUIT IN THE PARK STRIP ALONG PROJECT FRONTAGE, INCLUDING SECURE ACCESS HANDHOLE BOXES WITH LIDS LABELED "CITY OF HANFORD COMMUNICATION" AT MAXIMUM 500-FOOT INTERVALS. INCLUDE 12-GAUGE TRACING WIRE AND MULE TAPE FOR FUTURE CONDUIT USE. PLACE AN ACCESS HANDHOLE AT EACH TERMINATION POINT AND NEAR ADJACENT INTERSECTIONS OF MAJOR COLLECTOR AND ARTERIAL STREETS.
24. ☐ THAT THE DEVELOPER SHALL REQUEST A FIRE FLOW CAPACITY TEST BE PERFORMED BY THE CITY OF HANFORD FIRE DEPARTMENT.
25. ☐ THE DEVELOPER SHALL FURNISH AND INSTALL ALL NEW WATER SERVICE ASSEMBLIES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH CITY STANDARDS WA-11, WA-14, AND/OR WA-17 (EXCLUDING 1/2-INCH SIZES), INCLUDING WATER METERS AND METER BOXES FOR DOMESTIC AND LANDSCAPE USES. IF EXISTING SERVICES ARE USED, CONDUCT FIXTURE COUNTS TO VERIFY ADEQUATE SERVICE SIZE. ALL NEW SERVICES SHALL BE HOT TAPPED. ANY EXISTING SERVICE NOT USED FOR THIS PROJECT MUST BE ABANDONED AT THE MAIN PER CITY REQUIREMENTS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
26. ☒ IT IS RECOMMENDED THAT THE DEVELOPER INSTALL A SEPARATE IRRIGATION METERED SERVICE TO REDUCE THE SEWAGE USAGE BILL. SEWAGE BILLS ARE CALCULATED OFF DOMESTIC WATER FLOWS.
27. ☒ THE DEVELOPER SHALL FURNISH AND INSTALL APPROPRIATE BACKFLOW PREVENTION ASSEMBLIES IN ACCORDANCE WITH CITY STANDARDS WA-18, WA-19, FOR ALL REQUIRED WATER SERVICES, INCLUDING (IF NEEDED) FIRE SERVICE LINES WA-29. THESE ASSEMBLIES MUST BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN APPROVED BY THE CITY OF HANFORD BEFORE OCCUPANCY. COPIES OF ALL BACKFLOW TEST RESULTS SHALL BE SUBMITTED TO THE CITY OF HANFORD UTILITIES DIVISION VIA EMAIL AT BACKFLOWS@HANFORDCA.GOV.
28. ☐ INSTALL FIRE HYDRANT(S) PER CITY STD. WA-20 (OFFSITE) ☐ 2 PORT HYDRANT (1 - 2.5" & 1 - 4" PORT) ☐ 3 PORT HYDRANT (2 - 2.5" & 1 - 4" PORT)
29. ☒ THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL SANITARY SEWER LATERALS PROVIDING SERVICE TO THEIR PROPERTY FROM BUILDING STRUCTURE TO THE CITY SANITARY SEWER MAIN, INCLUDING CONNECTION FITTINGS. THE DEVELOPER SHALL SIZE SEWER SERVICE LATERAL(S) TO SERVE THE PROJECT SITE IN ACCORDANCE WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE, LATEST EDITION. ALL NEW SANITARY SEWER LATERALS SHALL CONNECT OFF THE SEWER MAIN ALONG PROPERTY STREET FRONTAGE. ANY EXISTING LATERAL NOT BEING USED FOR THIS PROJECT SHALL BE ABANDONED AT THE MAIN PER CITY REQUIREMENTS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
30. ☐ INSTALL CURB RETURN WITH RAMP PER ☐ CO-20 ☐ CO-21 ☐ SEE ADDITIONAL COMMENTS FOR DETAILS
31. ☒ INSTALL CURB AND GUTTER PER CO-11 ALONG PROPERTY STREET FRONTAGE. ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
32. ☒ INSTALL DRIVE APPROACH IN CONFORMANCE WITH CITY STD. ☐ CO-38 ☒ CO-39 ☒ CO-41 ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
33. ☒ INSTALL SIDEWALK PER CITY STD. ☐ CO-14 ☒ CO-15 ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
34. ☒ REPAIR AND/OR REPLACE ANY EXISTING DAMAGED SIDEWALK ACROSS STREET FRONTAGE(S) OF THE SUBJECT SITE THAT ARE NOT FOUND TO BE IN FUNCTIONAL CONDITION, OR ADEQUATELY SLOPED FOR PROPER DRAINAGE AND MEET ADA REQUIREMENTS. LOCATION SHALL BE SHOWN ON IMPROVEMENT PLANS.
35. ☒ REPAIR AND/OR REPLACE ANY EXISTING DAMAGED CURB & GUTTERS ACROSS STREET FRONTAGE(S) OF THE SUBJECT SITE THAT ARE NOT FOUND TO BE IN FUNCTIONAL CONDITION, OR ADEQUATELY SLOPED FOR PROPER DRAINAGE. LOCATION SHALL BE SHOWN ON IMPROVEMENT PLANS.
36. ☒ ALL PUBLIC STREETS WITHIN THE PROJECT LIMITS AND ACROSS THE PROJECT FRONTAGE SHALL BE IMPROVED TO THEIR FULL WIDTH, SUBJECT TO AVAILABLE RIGHT OF WAY, IN ACCORDANCE WITH CITY POLICIES, STANDARDS AND SPECIFICATIONS. ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
37. ☐ INSTALL, ☐ STREET LIGHT(S) PER CITY STD. GE-56 ☐ SEE ADDITIONAL COMMENTS FOR DETAILS
38. ☐ INSTALL STREET STRIPING AS REQUIRED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR OTHERWISE PER ACCEPTED PLANS.

39. ☒ INSTALL LANDSCAPE CURBING (TYPICAL AT PARKING LOT PLANTERS). REFERENCE CITY STANDARD DETAIL CO-17.
40. ☒ MINIMUM PAVING SECTION FOR PARKING PER CITY STD. GE-29 OR AS REQUIRED IN THE APPROVED SOILS INVESTIGATION REPORT. DESIGNS PAVING SECTION FOR SOLID WASTE TRUCK TRAVEL PATH PER CITY STD. GE-32.
41. ☒ INSTALL REFUSE ENCLOSURE(S) PER CITY STANDARDS, FEATURING A 6" THICK, 10 FT. WIDE CONCRETE ROLL-OUT APRON ACROSS THE FULL WIDTH OF THE ENCLOSURE AND ENCLOSURE FLOOR WITH A MAXIMUM 1% SLOPE TOWARD A CENTRAL SANITARY SEWER DRAIN INLET, A MINIMUM 10' WIDE GATED ACCESS IF USING MULTIPLE SETS OF GATES, AND ARCHITECTURAL COMPATIBILITY WITH SURROUNDING BUILDINGS, LOCATED FOR EASY FRONT-LOADING ACCESS AS APPROVED BY THE UTILITIES & ENGINEERING AND BUILDING DEPARTMENTS; ENCLOSURES SHALL STORE ONLY CITY REFUSE BINS, WITH GATES SECURELY CLOSED EXCEPT DURING USE, PLACED AWAY FROM COMBUSTIBLE CONSTRUCTION, WINDOWS, OR UNPROTECTED EAVES, WHILE COMPLYING WITH ALL WASTE RECYCLING AND REFUSE PROGRAMS, INCLUDING FOOD WASTE SEPARATION IF APPLICABLE, AND ENSURING DRIVE AISLES AND PARKING AREAS MEET CITY STANDARD GE-32 INDUSTRIAL PARKING LOT PAVEMENT REQUIREMENTS. **NOTE: A NON-RESIDENTIAL BUILDING PERMIT FOR ALL TRASH ENCLOSURES WILL ALSO NEED TO BE OBTAINED.
CITY STANDARD: 1 ☒ GE-35 ☐ GE-41
42. ☐ THAT THE DEVELOPER SHALL FURNISH AND INSTALL A SAND/GREASE SEPARATOR IN CONFORMANCE WITH CITY STANDARD DETAIL SS-32 AND SHALL CONNECT FROM THE TRASH ENCLOSURE(S) FLOOR DRAIN TO THE CITY'S SANITARY SEWER SYSTEM. BOTH HOT AND COLD WATER SHALL BE REQUIRED WITHIN THE TRASH ENCLOSURE PER CITY STANDARD DETAIL GE-41.
43. ☐ A MINIMUM OF _____ SET(S) OF REFUSE CONTAINERS, SET OF 3 FOR EACH UNIT. REFUSE SERVICE CONTAINERS SHALL BE PLACED ALONG PROJECT STREET FRONTAGE ON SCHEDULED PICK-UP DAYS AND, WHEN STORED, MUST BE SCREENED FROM PUBLIC VIEW PER CITY ORDINANCE 22-06 § 1, 2022.

ADDITIONAL COMMENTS:

ADDITIONAL COMMENTS TO EACH NUMBERED LINE ITEM:

#1 GRADING PERMIT:

A GRADING PERMIT SHALL BE REQUIRED FOR THE PROPOSED SITE LOCATION. THE GRADING/IMPROVEMENT PLAN SET SHALL SHOW EXISTING AND PROPOSED GRADES, DRAINAGE PATTERNS, AND WHERE ANY EXCESS SURFACE FLOW WILL BE DIRECTED. PROPERTY RUNOFF MAY CONTINUE TO FLOW TO THE PUBLIC RIGHT-OF-WAY AS DESIGNED; HOWEVER, THE APPLICANT SHALL MAKE A REASONABLE EFFORT TO CAPTURE AND RETAIN A PORTION OF ON-SITE SURFACE RUNOFF WITHIN THE PROPERTY BOUNDARIES THROUGH THE USE OF ON-SITE SWALES, BASINS, OR OTHER CITY-APPROVED DRAINAGE FEATURES. ALL DRAINAGE IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS FOR CITY REVIEW AND APPROVAL

#2, ENGINEER'S ESTIMATE REQUIRED:

CIVIL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS AND ISSUANCE OF ANY ASSOCIATED (GRADING) PERMIT, THE APPLICANT SHALL SUBMIT A DETAILED ENGINEER'S ESTIMATE FOR ALL PROPOSED PUBLIC IMPROVEMENTS LOCATED WITHIN THE CITY RIGHT-OF-WAY (OFF-SITE IMPROVEMENTS) ASSOCIATED WITH THE PROJECT. THE ESTIMATE SHALL BE USED TO DETERMINE APPLICABLE PLAN CHECK FEES, INSPECTION FEES, AND REQUIRED IMPROVEMENT SECURITY. THE ENGINEER'S ESTIMATE SHALL:

- BE PREPARED, SIGNED, AND STAMPED BY THE PROJECT CIVIL ENGINEER. • INCLUDE ITEMIZED QUANTITIES, UNIT PRICES, AND TOTAL INSTALLED COST FOR EACH ITEM.
- REFLECT FULL INSTALLED COSTS INCLUDING LABOR, MATERIALS, EQUIPMENT, OVERHEAD, AND PROFIT.
- INCLUDE MOBILIZATION, TRAFFIC CONTROL, TESTING, AND INSPECTION COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENTS.
- INCLUDE A SUMMARY SHEET WITH SUBTOTALS BY CATEGORY AND A GRAND TOTAL.
- INCLUDE A CONSTRUCTION CONTINGENCY. THE ESTIMATE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
- SANITARY SEWER MAINS, MANHOLES, AND RELATED APPURTENANCES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAIN MAINS, INLETS, MANHOLES, AND RELATED FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- WATER MAINS, SERVICES, HYDRANTS, VALVES, AND APPURTENANCES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB, GUTTER, SIDEWALK, DRIVE APPROACHES, ADA IMPROVEMENTS, AND OTHER CONCRETE WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STREET IMPROVEMENTS INCLUDING AGGREGATE BASE, ASPHALT CONCRETE, RECONSTRUCTION, GRINDING/OVERLAY, STRIPING, AND SIGNAGE.
- STREET LIGHTING, LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, AND OTHER REQUIRED PUBLIC IMPROVEMENTS.
- JOINT TRENCH OR DRY UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (IF APPLICABLE).

ON-SITE IMPROVEMENTS SHALL NOT BE INCLUDED IN THIS ESTIMATE UNLESS SPECIFICALLY DIRECTED BY THE CITY. INCOMPLETE OR LUMP-SUM ESTIMATES WITHOUT ITEMIZED QUANTITIES AND UNIT PRICING WILL NOT BE ACCEPTED.

#14. THAT APPROXIMATELY 11 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED IN FEE TO THE CITY ALONG THE PROPERTY FRONTAGE OF COUNTRY PLACE.

#31. THE DEVELOPER SHALL CONSTRUCT CURB AND GUTTER PER CITY STANDARD CO-11 ALONG THE WEST SIDE PROPERTY FRONTAGE OF COUNTRY PLACE, AS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#32. THE DEVELOPER SHALL CONSTRUCT TWO 24-FOOT-WIDE DRIVE APPROACHES WITHIN THE RIGHT-OF-WAY DEDICATION AREA ALONG COUNTRY PLACE, MEASURED FROM BOTTOM OF WING TO BOTTOM OF WING, AT THE LOCATIONS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. THE DRIVE APPROACHES SHALL BE ENGINEERED AS A MODIFIED CITY STANDARD CO-39 DRIVE APPROACH TO ACCOMMODATE AN ADA-COMPLIANT PATH OF TRAVEL WITHIN 5 FEET FROM THE FACE OF CURB.

THE DEVELOPER SHALL ALSO RECONSTRUCT THE TWO EXISTING DRIVE APPROACHES ALONG HANFORD-ARMONA ROAD PER CITY STANDARD CO-41, WITH A MINIMUM WIDTH OF 12 FEET, MEASURED FROM BOTTOM OF WING TO BOTTOM OF WING. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#33. THE DEVELOPER SHALL CONSTRUCT ADJACENT SIDEWALK PER CITY STANDARD CO-15 ALONG THE WEST SIDE PROPERTY FRONTAGE OF COUNTRY PLACE, AS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#36. THE DEVELOPER SHALL PAVE OUT COUNTRY PLACE WITHIN THE RIGHT-OF-WAY DEDICATION AREA, APPROXIMATELY 6 FEET IN WIDTH, AND PROVIDE AN ADDITIONAL 2-FOOT CLEAN SAWCUT INTO THE EXISTING ASPHALT PAVEMENT. THE PAVEMENT SECTION SHALL BE CONSTRUCTED PER CITY STANDARD RESIDENTIAL ROAD SECTION ST-32 WITH A MINIMUM TRAFFIC INDEX OF 5. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

ADDITIONAL COMMENTS (CONTINUED) :

#39. THE DEVELOPER SHALL CONSTRUCT ALL PARKING LOT SURFACES AND VEHICLE DRIVE AISLES WITH CONCRETE OR ASPHALT PAVEMENT AND PROVIDE A LANDSCAPE BORDER FOR SAFETY AND PRECAUTIONARY PURPOSES. THE LANDSCAPE BORDER SHALL BE CONSTRUCTED PER CITY STANDARD CO-17. THE PARKING LOT SHALL BE PROPERLY GRADED TO SHEET FLOW ALL SURFACE WATER TO AN ON-SITE SWALE OR TO THE PUBLIC RIGHT-OF-WAY AND INTO THE CITY STORM DRAIN SYSTEM. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

ADDITIONAL COMMENTS.:

A. THE GRADING/IMPROVEMENT PLANS SHALL INCLUDE A TOPOGRAPHIC SURVEY OF COUNTRY PLACE ALONG THE PROJECT FRONTAGE AND WITHIN THE RIGHT-OF-WAY DEDICATION AREA TO VERIFY EXISTING STREET GRADES, DRAINAGE PATTERNS, AND SURFACE FLOW. THE DESIGN SHALL MITIGATE STREET SURFACE WATER FLOW AND PROVIDE PROPER GRADING TO CONVEY RUNOFF IN THE PUBLIC RIGHT-OF-WAY, OR THE CITY STORM DRAIN SYSTEM AS APPROVED BY THE CITY ENGINEER.

DEVELOPMENT IMPACT FEES:

THAT DEVELOPMENT IS SUBJECT TO IMPACT FEES AS SET FORTH IN CITY ORDINANCES NO. 90-09, 90-10, AND 98-14, OR ANY AMENDMENTS THERETO. IMPACT FEES ARE CALCULATED BASED ON THE SQUARE FOOTAGE OF STRUCTURES AS INDICATED ON THE SITE PLAN. ANY MODIFICATIONS TO THE STRUCTURE THAT INCREASE OR DECREASE FLOOR AREA WILL RESULT IN CORRESPONDING ADJUSTMENTS TO IMPACT FEES TO REFLECT ACTUAL FIELD CONDITIONS. STORM WATER IMPACT FEES AND SANITARY SEWER AREA OF BENEFIT FEES, IF APPLICABLE, ARE CALCULATED BASED ON THE ACREAGE OF THE PROJECT PROPERTY. ALL FEES MUST BE PAID PRIOR TO THE ISSUANCE AND/OR FINAL APPROVAL OF ANY BUILDING PERMITS.

FEES LISTED BELOW REFLECT, FY 25/26		RATES EFFECTIVE, JULY 1, 2026
BUILDING AREA: 3,190 SF	SITE AREA: 1.17151 AC	LAND USE CATEGORY: R-L-5
\$ 6,987.41	TRANSPORTATION IMPACT MITIGATION FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-56-R, OR ANY REVISIONS THEREOF. NOTE: \$2,190.41 PER 1,000SF UNDER RELIGIOUS INSTITUTION OR PUBLIC FACILITY X 3,190SF	
\$ 2,520.10	WATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-54-R OR ANY REVISIONS THEREOF. NOTE: \$0.79 PER SQ. FT X 3,190SF	
\$ 1,690.70	WASTEWATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-55-R OR ANY REVISIONS THEREOF. NOTE: \$0.53 PER SQ. FT X 3,190SF	
\$ 0.00	STORM WATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-57-R OR ANY REVISIONS THEREOF. NOTE: N/A	
\$ 0.00	FIRE PROTECTION IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-52-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 0.00	POLICE PROTECTION IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-53-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 0.00	PARK IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-64-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 3,813.75	REFUSE AND RECYCLING IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-56-R OR ANY REVISIONS THEREOF. RESIDENTIAL CONTAINERS (CANS) ONE (1) CUBIC YARD DUMPSTER 3 TWO (2) CUBIC YARD DUMPSTER THREE (3) CUBIC YARD DUMPSTER SIX (6) CUBIC YARD DUMPSTER NOTE:	
		1 - 2 CY GREEN WASTE BIN, 1 - 2 CY RECYCLE BIN, 1 - 2 CY REFUSE BIN
\$ 0.00	SANITARY SEWER 9TH AVE BENEFIT DISTRICT IN ACCORDANCE WITH CITY RESOLUTION NO. 92-25-R OR ANY REVISIONS THEREOF (BETWEEN 10TH AVE TO STATE HIGHWAY 43). NOTE: N/A FOR THIS LOCATION	
\$ 0.00	SANITARY SEWER 12TH AVE BENEFIT DISTRICT IN ACCORDANCE WITH CITY RESOLUTION NO. 92-25-R OR ANY REVISIONS THEREOF (BETWEEN 11-1/2 AVE TO 13TH AVE). NOTE: N/A FOR THIS LOCATION	

ADDITIONAL IMPACT FEES COMMENTS:

IMPACT FEES SHALL BE ASSESSED BASED ON THE NET NEW BUILDING AREA ASSOCIATED WITH THE PROPOSED 3,109 SQUARE FOOT ADDITION. THE EXISTING 2,971 SQUARE FOOT BUILDING AREA IS ASSUMED TO HAVE BEEN PREVIOUSLY ASSESSED OR ACCOUNTED FOR UNDER THE PRIOR DEVELOPMENT OF THE SITE.

FOR PURPOSES OF THE CIRCULATION IMPACT FEE, THE PROPOSED DAYCARE/PRESCHOOL USE IS NOT SPECIFICALLY IDENTIFIED IN THE CITY'S ADOPTED MASTER FEE SCHEDULE. BASED ON THE ITE TRIP GENERATION MANUAL, 12TH EDITION, THE PROPOSED USE IS ESTIMATED TO GENERATE APPROXIMATELY 6 TRIPS PER 1,000 SQUARE FEET. THE RESULTING TRIP GENERATION IS GENERALLY CONSISTENT WITH THE CITY'S RELIGIOUS INSTITUTION OR PUBLIC FACILITY CIRCULATION FEE CATEGORY. THEREFORE, THE CIRCULATION IMPACT FEE HAS BEEN CALCULATED USING THE RELIGIOUS INSTITUTION OR PUBLIC FACILITY RATE OF \$2,190.41 PER 1,000 SQUARE FEET

FOR PURPOSES OF IMPACT FEE ASSESSMENT, THE PROPOSED DAYCARE/PRESCHOOL USE SHALL BE EVALUATED BASED ON THE CLOSEST APPLICABLE USE CATEGORY IN THE CITY'S ADOPTED MASTER FEE SCHEDULE, INCLUDING BUT NOT LIMITED TO EDUCATIONAL FACILITIES. THE IMPACT FEES ABOVE HAVE BEEN CALCULATED BASED ON THE EDUCATIONAL FACILITIES LAND USE CATEGORY

FINAL FEES SHALL BE INVOICED AT THE TIME OF BUILDING PERMIT ISSUANCE IN ACCORDANCE WITH THE CITY'S ADOPTED MASTER FEE SCHEDULE IN EFFECT AT THAT TIME.

REIMBURSEMENTS: *WHEN APPLICABLE*, REFERENCE THE DEVELOPMENT IMPACT FEE STUDY DATED 2019, OR ANY SUBSEQUENT REVISIONS THEREOF.

- NO REIMBURSEMENT SHALL BE MADE EXCEPT AS PROVIDED IN A WRITTEN REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER ENTERED INTO PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBJECT FACILITIES.
- REIMBURSEMENT IS AVAILABLE FOR THE DEVELOPMENT OF ARTERIAL/COLLECTOR STREETS AS SHOWN IN THE CITY'S CIRCULATION ELEMENT AND IDENTIFIED AND FUNDED IN THE CITY'S TRANSPORTATION IMPACT FEE PROGRAM. THE DEVELOPER WILL BE REIMBURSED FOR CONSTRUCTION COSTS AND RIGHT OF WAY DEDICATIONS AS OUTLINED IN MUNICIPAL CODE. REIMBURSEMENT UNIT COSTS WILL BE SUBJECT TO THOSE UNIT COSTS UTILIZED AS THE BASIS FOR THE TRANSPORTATION IMPACT FEE.
- REIMBURSEMENT IS AVAILABLE FOR THE OVERSIZING CONSTRUCTION OF STORM DRAIN TRUNK LINES, SANITARY SEWER TRUNK LINES, AND WATER MAINS SHOWN IN THE CITY'S STORM WATER MASTER PLAN, SANITARY SEWER SYSTEM MASTER PLAN, AND WATER SYSTEM MASTER PLAN. THE DEVELOPER WILL BE REIMBURSED FOR CONSTRUCTION COSTS ASSOCIATED WITH THE INSTALLATION OF THESE TRUNK LINES AND WATER MAINS PER THE DEVELOPMENT IMPACT FEE STUDY.
- IF THE CITY MUNICIPAL CODE PROVIDES SUBDIVIDER WITH THE RIGHT TO RECEIVE CASH REIMBURSEMENT OR IMPACT FEE CREDIT BECAUSE OF THE CONSTRUCTION OF CERTAIN IMPROVEMENTS OR THE OVERSIZING THEREOF, SUBDIVIDER MUST REQUEST PAYMENT OF THE CASH REIMBURSEMENT OR PREPARATION OF A REIMBURSEMENT AGREEMENT, WHICHEVER IS APPLICABLE, OR THE IMPACT FEE CREDIT IN WRITING AND SUCH REQUEST MUST BE RECEIVED BY THE CITY ENGINEER NO LATER THAN TWO (2) MONTHS PRIOR TO THE SCHEDULED DATE OF FINAL ACCEPTANCE OF ALL SUBDIVISION IMPROVEMENTS BY THE CITY COUNCIL. ANY DELAY IN SUBMITTING THE REQUEST MAY RESULT IN A POSTPONEMENT OF THE CITY COUNCIL'S ACCEPTANCE DATE TO ALLOW SUFFICIENT TIME FOR REVIEW AND PROCESSING. SUBDIVIDER AGREES THAT SHOULD IT FAIL TO MAKE SUCH WRITTEN REQUEST BY THE DATE IDENTIFIED HEREIN, SUBDIVIDER FOREVER WAIVES ITS RIGHT TO REQUEST AND RECEIVE ANY CASH REIMBURSEMENT, REIMBURSEMENT AGREEMENT, OR IMPACT FEE CREDIT.

PROJECT COMPLETION:

COMPLETION OF IMPROVEMENTS: ALL PROJECTS MUST FULLY IMPLEMENT EVERY IMPROVEMENT OUTLINED IN THE SIGNED AND APPROVED PLANS PRIOR TO OCCUPANCY AND ISSUANCE OF FINAL BUILDING PERMITS. NO OCCUPANCY OR FINAL PERMITS WILL BE GRANTED UNTIL ALL IMPROVEMENTS ARE VERIFIED AS COMPLETE PER THE APPROVED PLANS. EXCEPTIONS REQUIRE PRIOR WRITTEN APPROVAL FROM THE RELEVANT REGULATORY AUTHORITY.

FINAL DEFICIENCY (PUNCH) LIST REQUIREMENTS: PRIOR TO THE ISSUANCE OF A NOTICE OF COMPLETION, THE CONTRACTOR AND/OR DEVELOPER MUST REQUEST A COMPREHENSIVE FINAL DEFICIENCY (PUNCH) LIST INSPECTION TO VERIFY THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. THE PUNCH LIST PROCESS INVOLVES A THOROUGH ON-SITE REVIEW BY AUTHORIZED INSPECTORS TO IDENTIFY ANY OUTSTANDING ITEMS, DEFICIENCIES, OR NON-COMPLIANT ELEMENTS.

- REQUESTING THE PUNCH LIST: UPON COMPLETION OF ALL IMPROVEMENTS, THE CONTRACTOR AND/OR DEVELOPER MUST REQUEST A "FINAL DEFICIENCY (PUNCH) LIST" FROM THE AUTHORIZED INSPECTOR.
- CORRECTION TIMELINE: ALL CORRECTIONS IDENTIFIED IN THE FINAL PUNCH LIST MUST BE COMPLETED WITHIN 30 DAYS OF ISSUANCE. IF CORRECTIONS ARE NOT COMPLETED WITHIN THIS PERIOD, THE PUNCH LIST BECOMES VOID, AND A NEW FINAL PUNCH LIST MUST BE REQUESTED. DURING RE-INSPECTIONS CONDUCTED AFTER THE 30-DAY TIMEFRAME, ANY ADDITIONAL DEFICIENCIES IDENTIFIED MAY BE ADDED TO THE UPDATED PUNCH LIST.
- RE-INSPECTION PROCESS: UPON COMPLETION OF ALL CORRECTIONS, THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE INSPECTOR TO SCHEDULE A RE-INSPECTION TO VERIFY COMPLIANCE.
- COMPLETION REQUIREMENT: ALL ITEMS LISTED ON THE FINAL PUNCH LIST MUST BE FULLY ADDRESSED AND VERIFIED BY THE INSPECTOR BEFORE THE PROJECT IS ACCEPTED FOR FINAL COMPLETION.

SUBMISSION OF DIGITAL FILES: PRIOR TO THE ISSUANCE OF A NOTICE OF COMPLETION, THE CONTRACTOR AND/OR DEVELOPER MUST SUBMIT THE FOLLOWING TO THE CITY:

- A COMPLETE CAD FILE (.DWG FORMAT) CONTAINING ALL PROJECT DRAWINGS, DETAILS, AND SPECIFICATIONS.
- A SHAPEFILE (.SHP FORMAT) COMPATIBLE WITH GEOGRAPHIC INFORMATION SYSTEMS (GIS) FOR INTEGRATION INTO THE CITY'S SPATIAL DATABASE.

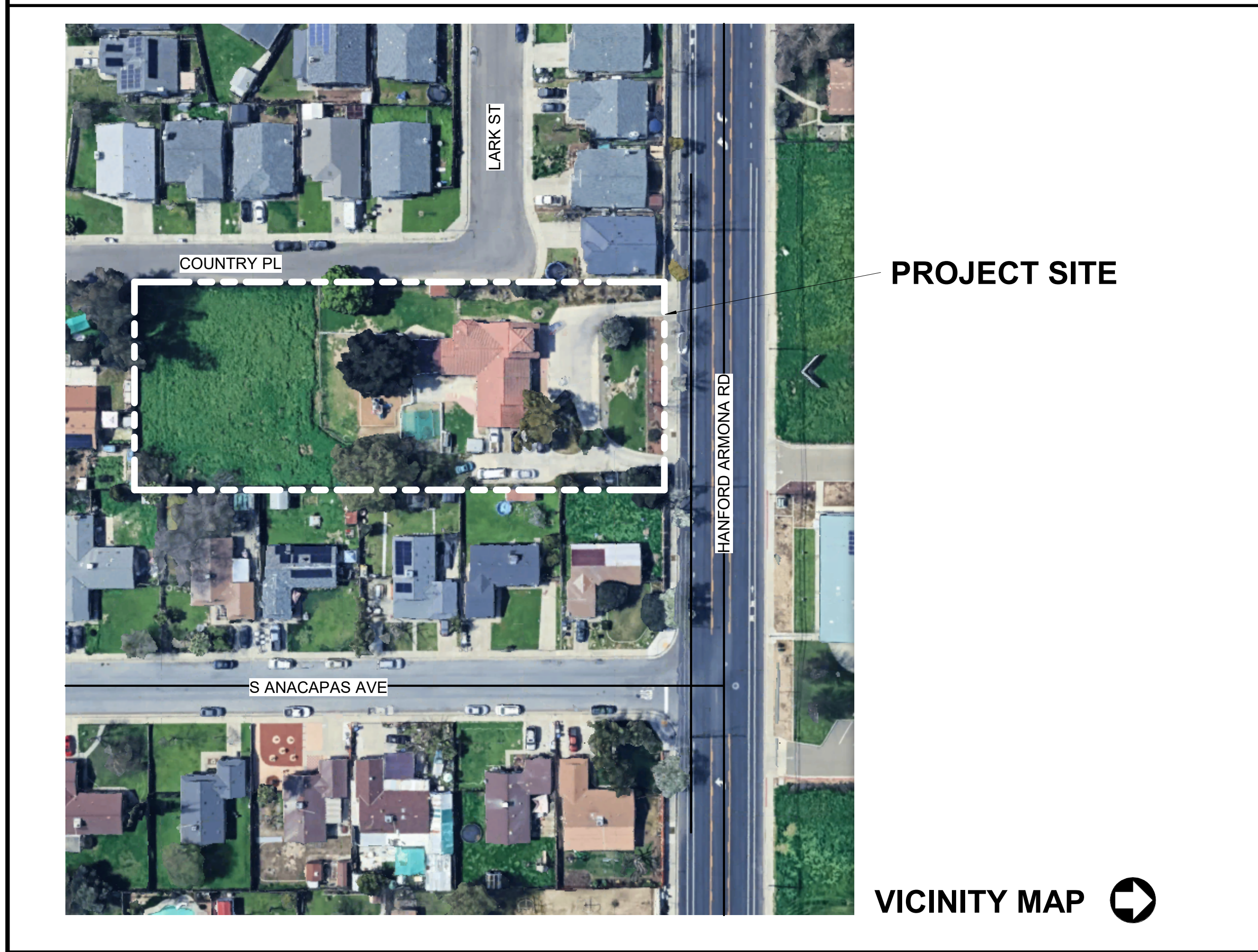
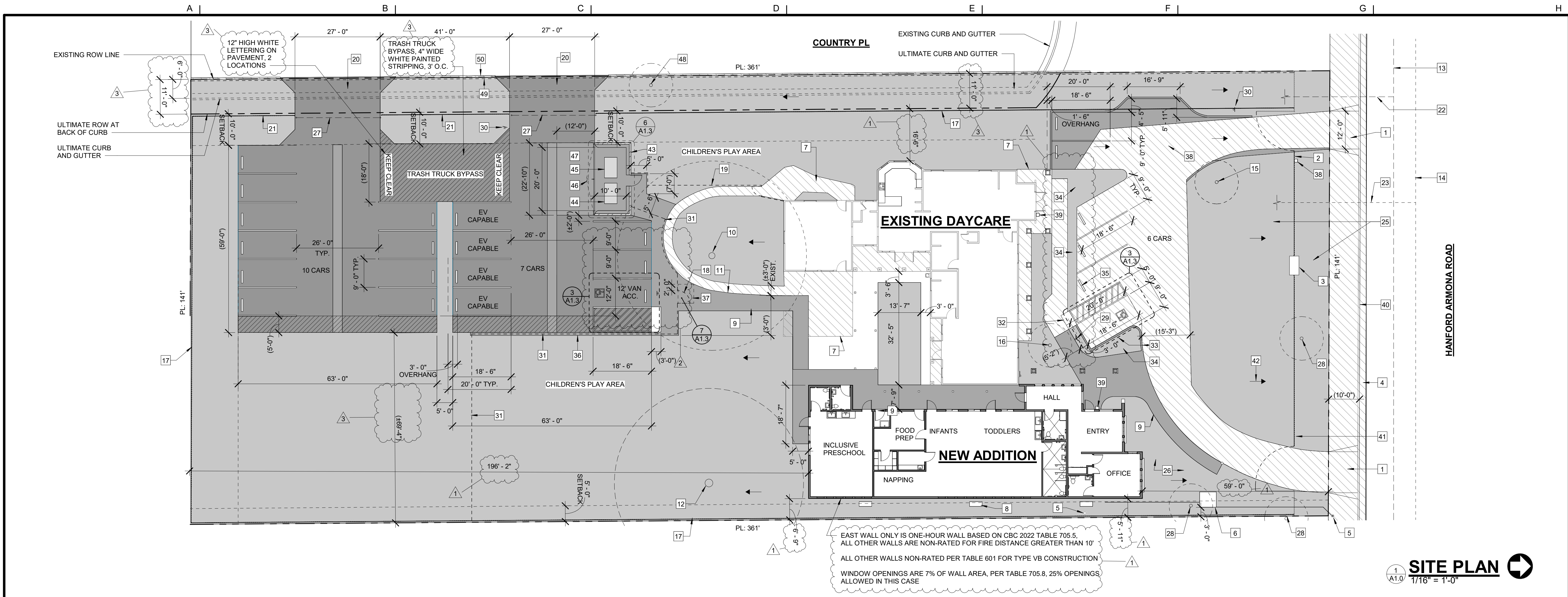
THESE FILES MUST ADHERE TO THE CITY'S SPECIFIED FORMATS AND INCLUDE ANY REQUIRED METADATA OR DOCUMENTATION TO ENSURE USABILITY.

NON-COMPLIANCE WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, DENIAL OF OCCUPANCY, WITHHOLDING OF PERMITS, OR OTHER ENFORCEMENT ACTIONS. THE CONTRACTOR AND/OR DEVELOPER ACKNOWLEDGES THAT FINAL PROJECT CLOSURE IS CONTINGENT UPON FULL COMPLIANCE WITH THESE TERMS.

Contact Environmental Compliance Supervisor Jessica Sandoval @ 559-585-2576 or jsandoval@hanfordca.gov concerning questions that you may have on the following comments:

SPR0131-25/CUP0045-25

1. Install a grease interceptor at the facility since food preparation will occur on site.



- KEYNOTES**
- EXISTING DRIVE APPROACH TO MEET CITY STANDARD - CO-39
 - ENTRY ONLY SIGN
 - NEW PROJECT MONUMENT SIGN, 6' HT MAX
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING POWER POLE
 - NEW TRANSFORMER
 - EXISTING CONCRETE FLATWORK
 - GROUND MTD CONDENSER, TYP OF 2
 - NEW 4" THICK CONCRETE WALK
 - EXISTING COAST LINE OAK TO REMAIN, PROTECT FROM DAMAGE
 - CONNECT FLUSH TO EXISTING WALK
 - EXISTING VALLEY OAK TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING WATER MAIN IN THE STREET
 - EXISTING SEWER IN THE STREET
 - EXISTING OLIVE TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING CAMPHOR TO REMAIN
 - EXISTING 6' HIGH WOOD FENCE TO REMAIN, TYP AT PERIMETER OF PROPERTY
 - NEW 4' WIDE X 4' HIGH GATE
 - EXISTING 6' W.I. GATE TO REMAIN
 - PROPOSED ACCESS TO PARKING LOT
 - NEW 6' HIGH WOOD FENCING
 - EXISTING WATER LINE TO PROJECT
 - EXISTING SEWER LINE TO PROJECT
 - EXISTING 6' HIGH W.I. FENCE
 - EXISTING AND NEW LANDSCAPING
 - NEW LANDSCAPING
 - ROLLING WOOD GATES
 - EXISTING TREE TO REMAIN
 - POST MOUNTED ACCESSIBLE PARKING STALL SIGN, SEE DETAIL 1/A1.3
 - TOW AWAY SIGN, SEE DETAIL 5/A1.3
 - 4' HIGH CHAIN LINK FENCING
 - TRUNCATED DOMES AT WALKWAY, SEE DETAIL 2/A1.3
 - NEW 6" CONCRETE CURB, TYPICAL
 - NEW LANDSCAPE PLANTER CUT INTO EXISTING CONCRETE AREA
 - WHEEL STOP, REUSE EXIST IF POSSIBLE, TYP
 - 12" WIDE X 4" THICK CONC MOW STRIP
 - MANUEVERING SPACE FOR 4' WIDE GATE
 - PROVIDE KNOX BOX FOR GATE KEY
 - PROVIDE KNOX BOX FOR DOOR KEY
 - EXISTING CURB ALONG PROPERTY FRONTAGE TO BE PAINTED RED
 - PROVIDE SIGN TO READ "EXIT ONLY - DO NOT ENTER"
 - SITE DRAINAGE DIRECTION, TYP
 - CONCRETE BLOCK ENCLOSURE
 - RECYCLE BIN
 - TRASH BIN
 - C.L. SWING GATES WITH SLATS
 - 6" THICK REINFORCED CONCRETE SLAB FOR BIN ROLL-OFF AREA
 - EXISTING TREE, REMOVE WHEN NEW R.O.W. INSTALLED
 - EXISTING 6' HT WOOD FENCE, TO BE REMOVED WHEN NEW R.O.W. INSTALLED
 - EXISTING 6" X 6" ASPHALT CURB, TO BE REMOVED WHEN NEW R.O.W. INSTALLED

- LEGEND:**
- NEW CONC. FLATWORK
 - EXISTING CONC. FLATWORK TO REMAIN
 - NEW A.C. PAVING
 - NEW AND EXISTING LANDSCAPING
 - NEW TRUNCATED DOMES

GENERAL BUILDING INFO:

JURISDICTION: CITY OF HANFORD

APN: 011-230-018-000

ZONE DISTRICT: RESIDENTIAL

PROP. USE: DAYCARE

OCCUPANCY GROUP: I-4

TYPE OF CONSTRUCTION: VB

BLDG. HEIGHT: ± 18'-0"

EXISTING USE: DAYCARE

PROJECT SITE AREA: 50,901 SF (1.17 ACRES)

EXISTING BUILDING AREA: 2,971 SF

PROPOSED BUILDING AREA: 3,190 SF

OCCUPANCY LOAD:

WAITING ROOM: 15 SF/OCC / 221 SF = 15 OCC

BUSINESS AREAS: 150 SF/OCC / 206 SF = 2 OCC

DAYCARE AREAS: 35 SF/OCC / 1655 SF = 48 OCC

(Business areas are calculated as floor space only, not including walls)

TOTAL OCCUPANTS: 65

LOT COVERAGE: 8.26% (interior/exterior space)

REQUIRED PARKING: 21 EMPLOYEE/ 2 PARENT DROP-OFF

PARKING PROVIDED: 23 STALLS

SETBACKS:

SOUTH (REAR): 15'

EAST (SIDE): 5'

NORTH (FRONT): 20' Non-Livable

WEST (STREET SIDE): 10'

FIRE SPRINKLER PROTECTION:

The existing building is currently an I-4 occupancy. The new addition and the existing building will include NFPA 13 fire sprinklers and fire alarms with this permit. The fire sprinkler alarms for existing and new building will be tied into one another. There will be pull stations and the systems will be monitored.

PROJECT INFORMATION:

SITE ADDRESS:

11303 Hanford Armona Road
Hanford, CA 93230

OWNER:

Marina Martinez
Manitas de Amor
445 E. Birch Avenue
Hanford CA 93230
Tel: (559) 582-1375
Cell: 559-904-4633
vmartinez73@yahoo.com

PROJECT DESCRIPTION:

New Addition to existing daycare facility including parking, landscaping and other associated site work.

DATE ISSUED:

5-15-2026

	Back Check 1	1-15-2026
1	Back Check 2	3-16-2026
2	Back Check 3	4-23-2026

PROJECT PHASE:

PLAN CHECK

DRAWN BY:

B.K.R.

PROJECT NUMBER:

202302

DRAWING TITLE:

SITE PLAN REVIEW
SPR0131-25

DRAWING NUMBER:

A1.0



DYSON
ARCHITECTS

1295 N. Wishon Ave., # 101
Fresno, CA 93728
559.497.6370
dysonarchitects.net

Arthur Dyson, FAIA
C-16824
Marvin Armstrong, AIA
C-15144
Mayuko Russell, RA
C-35904



CONSULTANT:

MANITAS DE AMOR
DAYCARE CENTER

11303 HANFORD-ARMONA RD.
HANFORD CA 93230

DATE ISSUED:
5-15-2026

1	Back Check 1	1-15-2026
2	Back Check 2	3-16-2026
3	Back Check 3	4-23-2026

PROJECT PHASE:
PLAN CHECK

DRAWN BY:
B.K.R.

PROJECT NUMBER:
202302

DRAWING TITLE:
SITE PLAN REVIEW
SPR0131-25

DRAWING NUMBER:

A1.0

Exhibit C
Resolution No. 2000-23 Modifications

**HANFORD CITY PLANNING COMMISSION RESOLUTION NO. 2000-23
PERTAINING TO
CONDITIONAL USE APPLICATION NO. 2000-04**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 26, 2000 on motion of Commissioner **NABORS**, seconded by Commissioner **HERNANDEZ**, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Title 17, Chapter 17.58, of the Hanford Municipal Code pertaining to Conditional Use Application No. 2000-04, filed by Maria Martinez, requesting approval of the Planning Commission to establish a nursery school for approximately 56 children between the ages of two years old through kindergarten age on approximately 1.3 acres zoned "R-1-6" Single Family Residential, and located at 11303 Hanford-Armona Road, Hanford, California; and

WHEREAS, all affected public utility companies, various governmental department/agencies, and the Planning Commission staff have given careful consideration to this Conditional Use Application No. 2000-04, and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 26, 2000; and

WHEREAS, on the basis of an initial study this proposal is considered exempt from environmental review as per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, and

WHEREAS, on the basis of the application, evidence in the staff report, and information obtained at the public hearing, the Commission hereby can make the following findings as required by Section 17.58.060(A) of the Zoning Ordinance:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located.
2. The proposed use would be compatible with existing land uses and future permitted land uses within the general area in which the proposed use is to be located.
3. The proposed use is consistent with the General Plan.
4. There will not be significant harmful effects upon the quality of the environment and natural resources.
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 the conditions of approval.

THEREFORE, BE IT RESOLVED that Conditional Use Application No. 2000-04 be approved subject to the following conditions:

PLANNING DEPARTMENT

General:

1. That the applicant hereby agrees to indemnify, defend and hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. 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.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That the site be developed according to the approved site plan with minor modifications to be approved by the Community Development Department.
5. That no occupancy shall be permitted of any building and/or structure which is not in substantial compliance with approved plans, excepting upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department or other appropriate City departments).
6. ~~That five working days before finalization of the construction, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed.~~

A Certificate of Occupancy shall be obtained prior to building occupancy as determined by the Building Official.

7. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

SPECIAL CONDITIONS OF APPROVAL

1. That the applicant shall obtain a License to Operate a Child Care Center from the Department of Social Services, Community Care Licensing Division prior to commencing with any nursery school operation at the subject site. ~~Any changes by the applicant or future operators in the nature of the nursery school operation or application for any license other than children between the ages of two (2) through kindergarten age, shall require amendment to this Conditional Use Permit.~~

Any changes by the applicant or future operators in the nature of the day care facility operation, or application for any license that increases the specified number and/or age range of children approved under Conditional Use Permit No. 2000-04, and as amended under Conditional Use Permit No. 0045-25, shall require amendment to this Conditional Use Permit.

2. That no expansion of the nursery school facility beyond the approved plans as depicted in this proposal shall be allowed without amendment to this Conditional Use Permit.

3. That the applicant shall comply with all federal, state, and local laws. Violation of any of those laws in conjunction with the use may be cause for revocation of this permit.
4. ~~That the applicant provide four (4) parking spaces behind the structure designated for "Staff Only".~~

Off-street parking shall be provided as depicted on the site plan approved under Site Plan Review No. 0131-25. Modifications to the parking areas may require additional review.

5. ~~That a minimum of four (4) angled parking spaces and one (1) handicap space be provided in front of the structure for safety and ease of access.~~

Off-street parking shall be provided as depicted on the site plan approved under Site Plan Review No. 0131-25. Modifications to the parking areas may require additional review.

6. That the hours of operation are limited from 6:00 a.m. to 11:00 p.m. seven (7) days a week.

Maps and Plans:

1. ~~That five copies of a revised site plan reflecting the required conditions of approval as stated in this resolution be provided to the Community Development Department prior to building permits being issued.~~

All plans reflecting required revisions in the conditions of approval shall be submitted to the Community Development Department prior to building permits being issued and shall be submitted digitally through the Citizen Self Service Portal.

Environmental Requirements:

1. 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 be notified.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required. That signing be provided depicting entrances and exits to the one way curved driveway.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to the landscaping being installed. Said plans shall conform with Ordinance No. 92-22 "Standards and Procedures for Landscaping Design and Installation".
2. That the applicant replace the damaged street tree located in the city sidewalk in front of the proposed nursery school.
3. That all existing and/or proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding,

cleaning, fertilizing, and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.

Off-Street Parking:

1. ~~That a total of four (4) parking spaces be provided behind the school. These parking spaces can be tandem and be designated for staff only.~~

Off-street parking shall be provided as depicted on the site plan approved under Site Plan Review No. 0131-25. Modifications to the parking areas may require additional review.

2. ~~That the parking area located in front of the structure be angled providing a handicap parking and four (4) drop off parking spaces.~~

Off-street parking shall be provided as depicted on the site plan approved under Site Plan Review No. 0131-25. Modifications to the parking areas may require additional review.

3. That the driveway and parking lot be developed to city standards.
4. That the management of the nursery school is to discourage the drop off of children from the curb of Hanford-Armona Road.
5. That the gates of the facility remain open during business hours.

Lighting:

1. That all lighting be hooded and directed on site.

FIRE DEPARTMENT

GENERAL:

1. That building plans be reviewed by the Fire Department to make an adequate fire protection determination.
2. That approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Fire Extinguisher(s):

1. That Fire Extinguishers be mounted and/or recessed in cabinets where required by the Fire Department. The size, type and location shall be determined by the City Fire Department.

Emergency Access

1. That an all weather fire line (width to be approved by the Fire Department) and an unobstructed vertical clearance of not less than 13 feet six (6) inches be provided around any proposed buildings as required by Section 10.204 of the 1991 Uniform Fire Code.

PUBLIC WORKS DEPARTMENT

General Requirements:

- ~~1. That applicant comply with the City of Hanford Public Works Construction Standards and Specifications 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 in the right-of-way be obtained from the Public Works Department.~~

Map and Plan Requirements:

- ~~1. That the developer submit to the City Engineer, a set of construction plans on 24" X 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and a complete site utility plan showing locations and sizes of sewer, storm drain and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies before the release of the building/development 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 one (1) reproducible and four (4) blue-line 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) blue-line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".~~

Drainage Requirements:

- ~~1. That a drainage/site improvement plan for development be prepared by a licensed 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 the approved plan.~~
- ~~2. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.~~

Parking Lot Improvements:

- ~~1. That all parking lot improvements be constructed in conformance with revised site plan and city standards.~~

DEVELOPMENT IMPACT FEES:

- ~~1. That development is subject to the following impact fees in accordance with city ordinance nos. 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 structures 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, 2000 and are subject to change. All fees are payable prior to issuance of building permits.~~

- ~~a. That development is subject to a \$ 13,667.47 **Transportation Mitigation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.~~
- ~~b. That development is subject to a \$ 254.20 **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.~~
- ~~c. That development is subject to a \$ 262.24 **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.~~
- ~~d. That development is subject to a \$ 1,392.86 **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.~~
- ~~e. That development is subject to a \$ 76.17 **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.~~
- ~~f. That development is subject to a \$ 175.22 **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.~~
- ~~g. That development is subject to a \$ 0 **Park System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.~~
- ~~h. That development is subject to a \$ 0 **Twelfth Avenue Sanitary Sewer Area of Benefit Assessment Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof. Subject fee is to be paid prior to construction commencing at the site.~~

All conditions of approval for the Public Works Department shall be subject to the conditions of approval provided in the approval letter for Site Plan Review No. 0131-25, and all other current codes, policies, and standards.

REFUSE DIVISION

- ~~1. That a 10 ft x 10 ft inside clear dimension refuse enclosure with a 6 ft. high solid block perimeter wall be provided. The refuse enclosure shall have gates of chainlink with earth tone colored vinyl slats. The enclosure is to be architecturally compatible with the building.~~

A refuse enclosure shall be constructed and provided on site as shown on the site plan approved under Site Plan Review No. 0131-25, in accordance with City Standard GE-35. Any modifications to the refuse enclosure and associated improvements may require additional review.

- ~~2. That the refuse enclosure be located near the northwest entrance of the circular driveway.~~

The refuse enclosure shall be located in the parking lot at the rear of the property, as depicted on the site plan approved under Site Plan Review No. 0131-25.

3. That a revised site plan showing where the refuse enclosure is to be located must be submitted to the Community Development Department for final approval before building permits may be issued.

CITY UTILITY DIVISION

General:

1. That all work within the City 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 vicinity of 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. City is not a member of Underground Service Alert (U.S.A.).
3. That all work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.

Water:

1. That developer provide an accurate fixture unit count and size of water service in accordance with requirement of the Uniform Plumbing Code, latest edition.
2. That developer provide and install an appropriate cross connection/backflow preventer assembly to water service in conformance with city standards.

Sewer:

1. That the developer install a 4 inch diameter sanitary sewer lateral to the project site in conformance with city standards.

PRIVATE UTILITY COMPANIES

1. That the local gas, electric, and telephone companies be contacted for exact location of their services.
2. That any alterations or relocations of utilities be the responsibility of the developer.
3. That all new utilities are to be underground within the site.

BUILDING DEPARTMENT

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That the site, as well as any new building(s) be made accessible and usable by the handicapped in accordance with State Handicap Regulations.

3. 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 issued a Certificate of Occupancy.
4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
5. That the developer obtain Health Division approval before submitting plans to the Building Division.

APPEALS

If the applicant is dissatisfied with the action of or conditions required by the Planning Commission, the determination may be appealed to the City Council by filing an appeal form and processing fee with the Community Development Department within ten (10) days of the date of this resolution. (Chapter 17.70.030 of the Hanford Municipal Code)

The City Council can review and make a final determination after holding a Public Hearing only on those items within their discretionary authority. Deviations and exceptions to the Uniform Building Code, Public Works Construction Standards, County Environmental Health regulations and City Ordinances are not within the City Council discretionary authority for review and/or appeal in a Conditional Use Permit procedure.

EXPIRATION

That the Conditional Use Permit become null and void two years after the effective date of approval unless a building or development permit is issued and construction is commenced and diligently pursued toward the completion of the site in accordance with the granting of the use permit. A one year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

BE IT FURTHER RESOLVED that the action of this Commission be recommended to the City Council under provisions of Title 17, Chapter 17.58 Hanford Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission held on September 26, 2000 by the following roll call vote:

VOTING:

AYES:	HERNANDEZ, MATTOS, HAM, MITCHELL, NABORS, NAIL, SCHWARTZ
NOES	NONE
ABSTAIN:	NONE
ABSENT:	NONE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.

CITY OF HANFORD)

I, **JIM BEATH**, 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 26th day of September, 2000.

Jim Beath, Secretary

S: COMDEV/PLANNING/CONDITIONAL USE APPLICATIONS/CUP 2000-04 PC RESO

Exhibit D
Updated Operational Statement



CITY OF HANFORD:

OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: 2-3-2025

BUILDING INFORMATION:

Address: 11303 Hanford-Armona Road

Previous Building Use (*if known*): Daycare

Hours of Operation: 6:30 am - 6:00 pm

Days of Operation: Monday - Friday

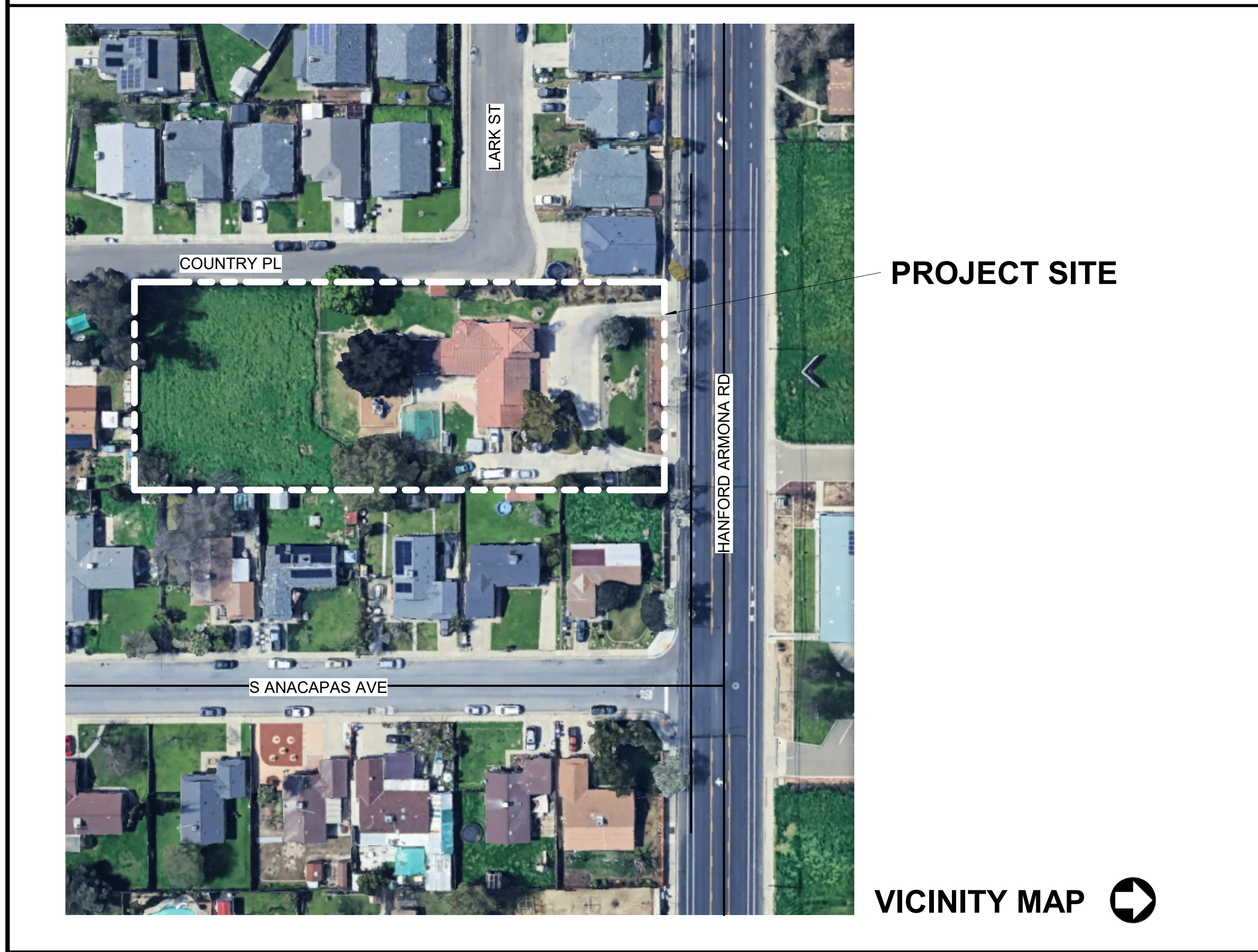
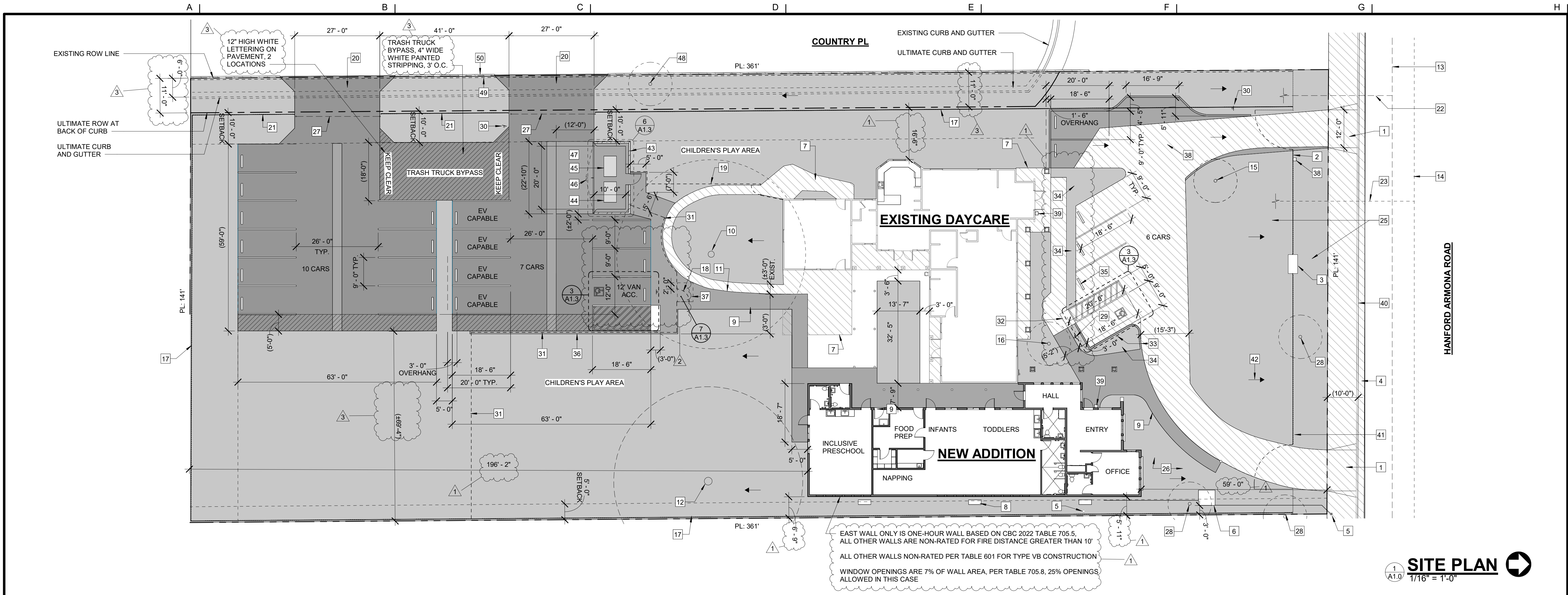
Number of Employees of the Maximum Working Shift: 21

Any Permit/License Required from Different Agency? License from Social Services (CCKD) to run an infant and toddler program.

Description of Proposed Use (*be as descriptive as possible; use additional paper if necessary*):

_____ We are building an infant/ toddler program. Upon completion of the building we will _____
_____ have an infant program ages 6 months - 12 months. We can serve 10 infants. We will _____
_____ have a toddler program ages 13 months - 36 months. We will care for 30 toddlers. _____
_____ Lastly we will have a program that is set up for 10 children with limited disabilities. _____

STAFF COMMENTS (*reserved for Office Use only*):



- KEYNOTES**
- EXISTING DRIVE APPROACH TO MEET CITY STANDARD - CO-39
 - ENTRY ONLY SIGN
 - NEW PROJECT MONUMENT SIGN, 6' HT MAX
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING POWER POLE
 - NEW TRANSFORMER
 - EXISTING CONCRETE FLATWORK
 - GROUND MTD CONDENSER, TYP OF 2
 - NEW 4" THICK CONCRETE WALK
 - EXISTING COAST LINE OAK TO REMAIN, PROTECT FROM DAMAGE
 - CONNECT FLUSH TO EXISTING WALK
 - EXISTING VALLEY OAK TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING WATER MAIN IN THE STREET
 - EXISTING SEWER IN THE STREET
 - EXISTING OLIVE TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING CAMPHOR TO REMAIN
 - EXISTING 6' HIGH WOOD FENCE TO REMAIN, TYP AT PERIMETER OF PROPERTY
 - NEW 4' WIDE X 4' HIGH GATE
 - EXISTING 6' W.I. GATE TO REMAIN
 - PROPOSED ACCESS TO PARKING LOT
 - NEW 6' HIGH WOOD FENCING
 - EXISTING WATER LINE TO PROJECT
 - EXISTING SEWER LINE TO PROJECT
 - EXISTING 6' HIGH W.I. FENCE
 - EXISTING AND NEW LANDSCAPING
 - NEW LANDSCAPING
 - ROLLING WOOD GATES
 - EXISTING TREE TO REMAIN
 - POST MOUNTED ACCESSIBLE PARKING STALL SIGN, SEE DETAIL 1/A1.3
 - TOW AWAY SIGN, SEE DETAIL 5/A1.3
 - 4' HIGH CHAIN LINK FENCING
 - TRUNCATED DOMES AT WALKWAY, SEE DETAIL 2/A1.3
 - NEW 6" CONCRETE CURB, TYPICAL
 - NEW LANDSCAPE PLANTER CUT INTO EXISTING CONCRETE AREA
 - WHEEL STOP, REUSE EXIST IF POSSIBLE, TYP
 - 12" WIDE X 4" THICK CONC MOW STRIP
 - MANUEVERING SPACE FOR 4' WIDE GATE
 - PROVIDE KNOX BOX FOR GATE KEY
 - PROVIDE KNOX BOX FOR DOOR KEY
 - EXISTING CURB ALONG PROPERTY FRONTAGE TO BE PAINTED RED
 - PROVIDE SIGN TO READ "EXIT ONLY - DO NOT ENTER"
 - SITE DRAINAGE DIRECTION, TYP
 - CONCRETE BLOCK ENCLOSURE
 - RECYCLE BIN
 - TRASH BIN
 - C.L. SWING GATES WITH SLATS
 - 6" THICK REINFORCED CONCRETE SLAB FOR BIN ROLL-OFF AREA
 - EXISTING TREE, REMOVE WHEN NEW R.O.W. INSTALLED
 - EXISTING 6' HT WOOD FENCE, TO BE REMOVED WHEN NEW R.O.W. INSTALLED
 - EXISTING 6" X 6" ASPHALT CURB, TO BE REMOVED WHEN NEW R.O.W. INSTALLED

- LEGEND:**
- NEW CONC. FLATWORK
 - EXISTING CONC. FLATWORK TO REMAIN
 - NEW A.C. PAVING
 - NEW AND EXISTING LANDSCAPING
 - NEW TRUNCATED DOMES

GENERAL BUILDING INFO:

JURISDICTION: CITY OF HANFORD
APN: 011-230-018-000
ZONE DISTRICT: RESIDENTIAL
PROP. USE: DAYCARE
OCCUPANCY GROUP: I-4
TYPE OF CONSTRUCTION: VB
BLDG. HEIGHT: ± 18'-0"
EXISTING USE: DAYCARE
PROJECT SITE AREA: 50,901 SF (1.17 ACRES)
EXISTING BUILDING AREA: 2,971 SF
PROPOSED BUILDING AREA: 3,190 SF

OCCUPANCY LOAD:
WAITING ROOM: 15 SF/OCC / 221 SF = 15 OCC
BUSINESS AREAS: 150 SF/OCC / 206 SF = 2 OCC
DAYCARE AREAS: 35 SF/OCC / 1655 SF = 48 OCC
(Business areas are calculated as floor space only, not including walls)

TOTAL OCCUPANTS: 65
LOT COVERAGE: 8.26% (interior/exterior space)
REQUIRED PARKING: 21 EMPLOYEE/ 2 PARENT DROP-OFF
PARKING PROVIDED: 23 STALLS

SETBACKS:
SOUTH (REAR): 15'
EAST (SIDE): 5'
NORTH (FRONT): 20' Non-Livable
WEST (STREET SIDE): 10'

FIRE SPRINKLER PROTECTION:
The existing building is currently an I-4 occupancy. The new addition and the existing building will include NFPA 13 fire sprinklers and fire alarms with this permit. The fire sprinkler alarms for existing and new building will be tied into one another. There will be pull stations and the systems will be monitored.

PROJECT INFORMATION:

SITE ADDRESS:
11303 Hanford Armona Road
Hanford, CA 93230

OWNER:
Marina Martinez
Manitas de Amor
445 E. Birch Avenue
Hanford CA 93230
Tel: (559) 582-1375
Cell: 559-904-4633
vmartinez73@yahoo.com

PROJECT DESCRIPTION:
New Addition to existing daycare facility including parking, landscaping and other associated site work.



DYSON
ARCHITECTS

1295 N. Wishon Ave., # 101
Fresno, CA 93728
559.497.6370
dysonarchitects.net

Arthur Dyson, FAIA
C-16824
Marvin Armstrong, AIA
C-15144
Mayuko Russell, RA
C-35904



CONSULTANT:

MANITAS DE AMOR
DAYCARE CENTER

11303 HANFORD-ARMONA RD.
HANFORD CA 93230

DATE ISSUED:
5-15-2026

1	Back Check 1	1-15-2026
2	Back Check 2	3-16-2026
3	Back Check 3	4-23-2026

PROJECT PHASE:
PLAN CHECK

DRAWN BY:
B.K.R.

PROJECT NUMBER:
202302

DRAWING TITLE:
SITE PLAN REVIEW
SPR0131-25

DRAWING NUMBER:

A1.0



DATE: June 11, 2026

PROJECT: Site Plan Review SPR0131-25 Revision 4

APPLICANT: Marvin Armstrong

LOCATION: 11303 Hanford Armona Road (APN 011-230-018)

PROPOSAL: Addition to existing daycare facility

ZONING: R-L-5 Low Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 26, 2025; June 11, 2025; March 11, 2026; May 6, 2026; May 27, 2026

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 site plan approval.

☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

☒ Planning

☒ Fire

☒ Other: Wastewater Division

☒ Building

☒ Public Works

☒ Submit plans for a building permit via the Citizen Self Service Portal.

☒ To complete the entitlement process, 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
Associate Planner, Community Development Department

June 11, 2026

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 and 17.70.080). **Exemption No. 2025-11**

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 SPR0131-25 Revision 4 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: February 26, 2025; June 11, 2025; March 11, 2026; May 6, 2026; May 27, 2026

SITE PLAN NUMBER: SPR00131-25 REVISION 4

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

General Plan Designation: Low Density Residential

Zoning: R-L-5 Low Density Residential

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):

- Ensure fencing near the northwest portion of the property does not cross through the back up area intended for vehicles to maneuver out of parking spaces.
- 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.

Required Entitlements:

- Conditional Use Permit (already applied)

R-L-5 Low Density Residential - 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 SPR0131-25 Revision 4 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.

Coverage: (Section 17.10.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area: (Section 17.10.070)

- ☒ That setbacks shall be measured as prescribed in Section 17.50.160.
- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☒ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.
- ☒ That exceptions shall be allowed as prescribed in Section 17.50.170.

Distance between Structures: (Section 17.10.080)

- ☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures: (Section 17.10.090)

- ☒ That the maximum structure height shall be 35 feet.
- ☒ That height shall be measured as prescribed in Section 17.50.180.
- ☒ That exceptions shall be allowed as prescribed in Section 17.50.190.

Driveways: (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Other Setback Standards: (Section 17.10.130)

- ☒ That mechanical equipment shall be located a minimum of three feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That above or below ground swimming pools shall be set back five (5) feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.
- ☐ That decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off Street Parking: (Section 17.10.140 and 17.54)

- ☒ That a minimum of 23 spaces, one of which is ADA-accessible, and two of which are an on-site drop-off area that accommodates no less than two vehicles, shall be maintained for the site, based on the ratio 1 space per employee plus on-site drop-off area for a day care use.
- ☒ 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).
- ☒ That 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 required parking spaces may not be provided in any front, side, or rear building setback area, except for uncovered driveways.

- ☒ 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 through Site Plan Review.
- ☒ 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.

Usable Open Space: (Section 17.10.150)

- ☒ That each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Landscaping: (Section 17.10.160 and 17.52)

- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ 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 and/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 Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

- ☒ That fences and walls in the **R-L**, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.

- ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
- ☐ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
- ☐ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
- ☒ Along a front lot line not exceeding three (3) feet in height.
- ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
- ☐ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
- ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.
- ☒ 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.

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.

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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Signage: (Section 17.56)

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

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- ☒ That the loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

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.



May 6, 2026

Permit Number: SPR0131-25

Address: 11303 Hanford Armona Road

Project: New addition to existing daycare facility

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 1 Electronic set 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
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 Original sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California, if required.

****** 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 1 complete electronic set 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 Original sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 5. That all construction shall conform to the 2022 of the California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code, and CalGreen Code.
 - 6. A newly installed trash enclosure will require a separate permit.
 - 7. Fire sprinkler installation for new buildings will require a separate permit.
 - 8. All new landscaping will require a plan submittal to the Building Department along with a separate permit.
 - 9. All Energy and Tuss Calcs will be required to be submitted at plan review.



Mitch Couch
Building Official, CBO
City of Hanford

559.585.2032 | www.hanfordca.gov

mcouch@hanfordca.gov | [317 N Douty St](#)



Contact Fire Chief Dan Perkins @ 559-585-2145 or dperkins@hanfordca.gov concerning questions that you may have on the following comments:

SPR0131-25

1. Ensure that Fire Sprinklers and Alarming are compliant with an I-4 occupancy and are monitored systems with FDC available to be connected nearest roadway.
2. Knox Box access required.



PUBLIC WORKS DIVISION AND UTILITIES & ENGINEERING DIVISION DEVELOPMENT PLAN REQUIREMENTS

☐	ADRIAN RUBALCABA (SENIOR ENGINEER)	(559) 585-2596
☐	STEVE COODEY (ASSISTANT ENGINEER)	(559) 585-2582
☒	ROBBIE BUCHANAN (ASSISTANT ENGINEER)	(559) 585-2556
☐	KATLIN ROWLEY (ASSOCIATE SURVEYOR)	(559) 415-7188

PROJECT NO.:	SPR0131-25
DATE:	05/20/26
PROJECT TITLE:	MANITAS DE AMOR PRESCHOOL & CHILD CARE ADDITION
DESCRIPTION:	3,190 SF ADDITIONAL BUILDING W/ PARKINGLOT & TRASH ENCLOSURE
APPLICANT:	MARVIN ARMSTRONG, ID-000000787
LOCATION:	11303 HANFORD ARMONA RD HANFORD, CA, 93230
APN:	011230018000

THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF HANFORD STANDARDS AND SPECIFICATIONS, WITH ANY DEVIATIONS REQUIRING PRIOR APPROVAL FROM THE CITY ENGINEER. THE DEVELOPER IS SOLELY RESPONSIBLE FOR ALL FINANCIAL AND OTHER ARRANGEMENTS RELATED TO THE PLANNING, ENGINEERING, SCHEDULING, INSTALLATION, RELOCATION, OR UNDERGROUNDING OF PRIVATELY-OWNED UTILITIES, INCLUDING ELECTRIC, GAS, AND TELECOMMUNICATIONS. SIGNIFICANT PROJECT DELAYS MAY OCCUR IF UTILITY ISSUES ARE NOT RESOLVED BEFORE CONSTRUCTION BEGINS.

SITE PLAN REVIEW CONDITIONS OF APPROVAL



REQUIREMENTS (INDICATED BY CHECKED BOXES AND/OR STATED UNDER ADDITIONAL COMMENTS)

1. ☒ GRADING PERMIT, PLAN REVIEW FEES, AND GRADING & DRAINAGE REQUIREMENTS

THE DEVELOPMENT SHALL REQUIRE APPROVAL OF A GRADING PERMIT AND PAYMENT OF ALL APPLICABLE PLAN REVIEW FEES IN ACCORDANCE WITH CITY RESOLUTION NO. 10-31-R, OR ANY REVISIONS THERETO. ALL GRADING PERMIT AND PLAN REVIEW FEES SHALL BE PAID PRIOR TO PLAN REVIEW. GRADING AND DRAINAGE PLANS SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER AND SUBMITTED ON 24" x 36" PLAN SHEETS FOR REVIEW AND APPROVAL BY THE CITY. ALL RELATED FEE INVOICES SHALL BE ACCESSIBLE UNDER THE GRADING PERMIT (GP) THROUGH THE CITY'S CITIZEN SELF SERVICE (CSS) PORTAL. THE REQUIRED GRADING AND DRAINAGE PLAN SHALL INCLUDE PIPE NETWORK SIZING, SLOPES, GRADES, AND PROPOSED STREET GRADES. ALL ELEVATIONS SHALL BE BASED ON THE CITY'S BENCHMARK NETWORK. IF THE PROJECT IS PHASED, A MASTER GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA SHALL BE SUBMITTED. ALL ON-SITE BASINS, WHETHER PERMANENT OR TEMPORARY, SHALL BE DESIGNED IN ACCORDANCE WITH CITY STANDARDS AND SHALL INCLUDE PERIMETER FENCING WITH MOW CURB PER CITY STANDARD DETAILS GE-23 AND GE-26, AND SHALL PROVIDE AN ACCESS RAMP TO THE BOTTOM FOR MAINTENANCE. STORM RUNOFF FROM THE PROJECT SHALL BE ACCOMMODATED IN ACCORDANCE WITH CITY STANDARDS AND APPROVED DRAINAGE REQUIREMENTS.

GRADING PLAN PERMIT FEE: \$5,700.00

- ☒ STORMWATER RUNOFF SHALL BE RETAINED ON-SITE WITHIN PROPERTY BOUNDARIES. MINIMIZE DISCHARGE TO THE PUBLIC RIGHT-OF-WAY.
- ☐ DIRECTED TO THE CITY'S EXISTING UNDERGROUND STORM DRAINAGE SYSTEM.
- ☐ PRIVATE COMMERCIAL BASIN (SEE PRIVATE BASIN MAINTENANCE MANUAL)

2. ☒ CIVIL IMPROVEMENT PLANS AND FEES

THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEER A COMPLETE SET OF CONSTRUCTION PLANS ON 24" x 36" SHEETS FOR ALL REQUIRED IMPROVEMENTS. 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, WATER SYSTEM INFRASTRUCTURE, REFUSE ENCLOSURE LOCATIONS, PUBLIC STREET AND PARKING LOT IMPROVEMENTS, LANDSCAPE AND IRRIGATION SYSTEMS, AND ALL OTHER IMPROVEMENTS REQUIRED BY THE PROJECT CONDITIONS OF APPROVAL AND THE CITY OF HANFORD STANDARDS AND SPECIFICATIONS. IMPROVEMENT PLANS SHALL INCLUDE ALL PERTINENT CITY OF HANFORD CONSTRUCTION STANDARD DETAILS APPLICABLE TO THE PROJECT. PLANS MUST BE APPROVED BY THE CITY OF HANFORD AND ANY OTHER AFFECTED AGENCIES PRIOR TO ISSUANCE OF BUILDING OR ENCROACHMENT PERMITS. (ALL ON-SITE FIRE SYSTEM IMPROVEMENTS REQUIRE A SEPARATE FIRE PERMIT. THE APPLICANT SHALL OBTAIN A FIRE PERMIT FOR ALL ON-SITE UNDERGROUND FIRE SYSTEM PIPING AND RECEIVE APPROVAL FROM THE CITY OF HANFORD FIRE MARSHAL PRIOR TO COMMENCING CONSTRUCTION. FIRE PERMIT APPLICATIONS MAY BE SUBMITTED THROUGH THE CITY'S CSS PORTAL.)

PLAN REVIEW FEES FOR THE CIVIL IMPROVEMENT PLANS SHALL BE ASSESSED AS A FLAT PERMIT FEE BASED ON THE TIERED FEE STRUCTURE ESTABLISHED IN THE CITY OF HANFORD MASTER FEE SCHEDULE (APPLICATION/PERMITS), CALCULATED FROM THE ENGINEER'S ESTIMATED TOTAL COST OF PUBLIC STREET (RIGHT-OF-WAY) AND INFRASTRUCTURE IMPROVEMENTS, IN ACCORDANCE WITH CITY RESOLUTION NO. 92-58-R, OR ANY REVISIONS THEREOF. ALL APPLICABLE FEES SHALL BE PAID PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS. FEE INVOICES ARE ACCESSIBLE THROUGH THE GP PERMIT IN THE CITY'S CITIZEN SELF SERVICE (CSS) PORTAL.

3. ☒ IF THE PROJECT EXCEEDS THE ONE ACRE OF DISTURBANCE CRITERIA OF THE STATE'S STORM WATER PROGRAM, THEN COVERAGE UNDER GENERAL PERMIT ORDER 2009-0003-DWO IS REQUIRED AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS NEEDED. A COPY OF THE APPROVED PERMIT AND THE SWPPP PLAN REQUIREMENTS WILL NEED TO BE PROVIDED TO THE CITY.

4. ☒ THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE OF CALIFORNIA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP), THE CITY OF HANFORD'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT, AND THE CITY OF HANFORD MUNICIPAL CODE SECTION 13.10 FOR STORMWATER MANAGEMENT AND COMPLIANCE. IF APPLICABLE TO THE PROJECT, THE DEVELOPER SHALL ELECTRONICALLY FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND OBTAIN ACCEPTANCE PRIOR TO ANY SOIL DISTURBANCE ONSITE. DOCUMENTATION OF SWRCB APPROVAL OF THE NOI SHALL BE SUBMITTED TO THE CITY OF HANFORD BEFORE CONSTRUCTION BEGINS. DURING CONSTRUCTION, THE DEVELOPER SHALL ADHERE TO ALL REQUIREMENTS OF THE SWRCB CONSTRUCTION GENERAL PERMIT AND THE CITY OF HANFORD MUNICIPAL CODE SECTION 13.10. FOR FURTHER INFORMATION, CONTACT THE SWRCB AT WWW.SWRCB.CA.GOV.

5. ☐ THE DEVELOPER SHALL COMPLETE THE TRAFFIC IMPACT ANALYSIS (TIA) SCOPING FORM (APPENDIX A) FROM THE CITY OF HANFORD TRAFFIC IMPACT ANALYSIS GUIDELINES. IF THE PROVIDED INFORMATION INDICATES THAT A LOCAL TRANSPORTATION ANALYSIS (LTA) OR FURTHER TRAFFIC STUDY IS REQUIRED, THE CITY AND/OR ITS CONSULTANT WILL DETERMINE AND PROVIDE THE REQUIRED SCOPE FOR THE STUDY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE PREPARATION REVIEW, AND APPROVAL OF THE STUDY, BASED ON ACTUAL CITY AND/OR CONSULTANT TIME AND MATERIALS PLUS A 10% ADMINISTRATIVE FEE PER THE MASTER FEE SCHEDULE. AN INITIAL DEPOSIT WILL BE REQUIRED BASED ON THE DETERMINED SCOPE. ANY LEVEL-OF-SERVICE IMPROVEMENTS AND/OR FAIR-SHARE CONTRIBUTIONS FURTHER IDENTIFIED IN THE STUDY ARE SUBJECT TO ACCEPTANCE AT THE CITY'S DISCRETION.

6. ☐ THE DEVELOPER SHALL SUBMIT A REQUEST FOR A WATER AND SEWER CAPACITY ANALYSIS TO BE PERFORMED BY THE CITY'S DESIGNATED CONSULTANT. THE CONSULTANT'S COST, PLUS A 10% ADMINISTRATIVE FEE, MUST BE PAID IN FULL PRIOR TO THE COMMENCEMENT OF THE REVIEW.

7. ☒ BEFORE APPROVING DEVELOPMENT IMPROVEMENT PLANS, A PRELIMINARY SOILS INVESTIGATION REPORT BY A QUALIFIED SOILS ENGINEER MUST BE SUBMITTED TO THE UTILITIES & ENGINEERING AND BUILDING DEPARTMENTS, WITH A FINAL REPORT REQUIRED PRIOR TO ACCEPTING DEVELOPMENT IMPROVEMENTS OR ISSUING BUILDING PERMITS, WHICHEVER COMES FIRST.

8. ☒ TRACK-OUT OF SOIL, GRAVEL, OR OTHER CONSTRUCTION-RELATED MATERIALS ON TO PUBLIC STREETS IS PROHIBITED. A TEMPORARY CONSTRUCTION ENTRANCE SHALL INCORPORATE SWPP BMP'S. ROCK, SEDIMENT, AND OTHER DEBRIS TRACKED INTO THE CITY STREET SHALL BE CLEANED UP DAILY.
9. ☒ FUGITIVE DUST WILL BE CONTROLLED IN ACCORDANCE WITH THE APPLICABLE RULES OF SAN JOAQUIN VALLEY AIR DISTRICT'S REGULATION VIII. COPIES OF ANY REQUIRED PERMITS WILL BE PROVIDED TO THE CITY.
10. ☒ CITY ENCROACHMENT PERMIT REQUIRED. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. INSURANCE CERTIFICATE WITH COMMERCIAL GEN. LIABILITY (\$2,000,000. PER OCCURRENCE AND \$4,000,000. AGGREGATE), AUTO LIABILITY (\$1,000,000.) AND WORKERS COMPENSATION (\$1,000,000.), VALID BUSINESS LICENSE, AND APPROPRIATE CONTRACTOR'S LICENSE MUST BE ON FILE WITH THE CITY, AND VALID UNDERGROUND SERVICE ALERT #.
11. ☐ KINGS COUNTY ENCROACHMENT PERMIT REQUIRED FOR RIGHT-OF-WAY WORK (PERMIT REQUIRED UPON CITY ENCROACHMENT ISSUANCE).
12. ☐ CAL-TRANS ENCROACHMENT PERMIT REQUIRED FOR RIGHT-OF-WAY WORK (PERMIT REQUIRED UPON CITY ENCROACHMENT ISSUANCE).
13. ☐ EASEMENT(S) REQUIRED:
- | | | | |
|--|---|---|---|
| ☐ STORM DRAIN | ☐ TEMPORARY TURNAROUND | ☐ INGRESS AND EGRESS | ☐ EMERGENCY ACCESS |
| ☐ PEDESTRIAN ACCESS | ☐ WATER | ☐ SLOPE | ☐ LANDSCAPE |
| ☐ SEWER | ☐ PUBLIC UTILITIES | ☐ BLOCK WALL | ☐ OTHER - SEE ADDITIONAL COMMENTS FOR MORE DETAILS |
14. ☒ DEDICATION(S) REQUIRED:
- | | | | |
|--|------------------------------------|------------------------------------|---|
| ☒ RIGHT OF WAY | ☐ OUTLOT(S) | ☐ PARK | ☐ IRREVOCABLE OFFER OF DEDICATION |
| ☐ RESERVE STRIP | ☐ BASIN | ☐ LANDSCAPE | ☐ OTHER - SEE ADDITIONAL COMMENTS FOR MORE DETAILS |
15. ☐ RELINQUISHMENT OF ACCESS RIGHTS REQUIRED: SEE ADDITIONAL COMMENTS FOR MORE DETAILS.
16. ☐ AGREEMENT FOR COMMON ACCESS, MAINTENANCE, AND/OR LANDSCAPING REQUIRED.
17. ☐ CENTERLINE MONUMENTS REQUIRED PER CITY STANDARD GE-14.
18. ☐ A RECENT TITLE REPORT IS REQUIRED FOR VERIFICATION OF OWNERSHIP.
19. ☐ ABANDONMENT REQUIRED: SEE ADDITIONAL COMMENTS FOR MORE DETAILS.
20. ☐ RIPARIAN SETBACK REQUIRED.
21. ☐ RELOCATE EXISTING UTILITY POLES AND/OR FACILITIES. (IF APPLICABLE)
22. ☐ UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT LIMITS OR AS NEEDED FOR PROJECT. EXISTING OVERHEAD ELECTRICAL LINES OVER 50KV SHALL BE EXEMPT FROM UNDERGROUNDING. (IF APPLICABLE)
23. ☐ INSTALL A TWO (2) 3-INCH COMMUNICATIONS CONDUIT IN THE PARK STRIP ALONG PROJECT FRONTAGE, INCLUDING SECURE ACCESS HANDHOLE BOXES WITH LIDS LABELED "CITY OF HANFORD COMMUNICATION" AT MAXIMUM 500-FOOT INTERVALS. INCLUDE 12-GAUGE TRACING WIRE AND MULE TAPE FOR FUTURE CONDUIT USE. PLACE AN ACCESS HANDHOLE AT EACH TERMINATION POINT AND NEAR ADJACENT INTERSECTIONS OF MAJOR COLLECTOR AND ARTERIAL STREETS.
24. ☐ THAT THE DEVELOPER SHALL REQUEST A FIRE FLOW CAPACITY TEST BE PERFORMED BY THE CITY OF HANFORD FIRE DEPARTMENT.
25. ☐ THE DEVELOPER SHALL FURNISH AND INSTALL ALL NEW WATER SERVICE ASSEMBLIES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH CITY STANDARDS WA-11, WA-14, AND/OR WA-17 (EXCLUDING 1/2-INCH SIZES), INCLUDING WATER METERS AND METER BOXES FOR DOMESTIC AND LANDSCAPE USES. IF EXISTING SERVICES ARE USED, CONDUCT FIXTURE COUNTS TO VERIFY ADEQUATE SERVICE SIZE. ALL NEW SERVICES SHALL BE HOT TAPPED. ANY EXISTING SERVICE NOT USED FOR THIS PROJECT MUST BE ABANDONED AT THE MAIN PER CITY REQUIREMENTS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
26. ☒ IT IS RECOMMENDED THAT THE DEVELOPER INSTALL A SEPARATE IRRIGATION METERED SERVICE TO REDUCE THE SEWAGE USAGE BILL. SEWAGE BILLS ARE CALCULATED OFF DOMESTIC WATER FLOWS.
27. ☒ THE DEVELOPER SHALL FURNISH AND INSTALL APPROPRIATE BACKFLOW PREVENTION ASSEMBLIES IN ACCORDANCE WITH CITY STANDARDS WA-18, WA-19, FOR ALL REQUIRED WATER SERVICES, INCLUDING (IF NEEDED) FIRE SERVICE LINES WA-29. THESE ASSEMBLIES MUST BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN APPROVED BY THE CITY OF HANFORD BEFORE OCCUPANCY. COPIES OF ALL BACKFLOW TEST RESULTS SHALL BE SUBMITTED TO THE CITY OF HANFORD UTILITIES DIVISION VIA EMAIL AT BACKFLOWS@HANFORDCA.GOV.
28. ☐ INSTALL FIRE HYDRANT(S) PER CITY STD. WA-20 (OFFSITE) ☐ 2 PORT HYDRANT (1 - 2.5" & 1 - 4" PORT) ☐ 3 PORT HYDRANT (2 - 2.5" & 1 - 4" PORT)
29. ☒ THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL SANITARY SEWER LATERALS PROVIDING SERVICE TO THEIR PROPERTY FROM BUILDING STRUCTURE TO THE CITY SANITARY SEWER MAIN, INCLUDING CONNECTION FITTINGS. THE DEVELOPER SHALL SIZE SEWER SERVICE LATERAL(S) TO SERVE THE PROJECT SITE IN ACCORDANCE WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE, LATEST EDITION. ALL NEW SANITARY SEWER LATERALS SHALL CONNECT OFF THE SEWER MAIN ALONG PROPERTY STREET FRONTAGE. ANY EXISTING LATERAL NOT BEING USED FOR THIS PROJECT SHALL BE ABANDONED AT THE MAIN PER CITY REQUIREMENTS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
30. ☐ INSTALL CURB RETURN WITH RAMP PER ☐ CO-20 ☐ CO-21 ☐ SEE ADDITIONAL COMMENTS FOR DETAILS
31. ☒ INSTALL CURB AND GUTTER PER CO-11 ALONG PROPERTY STREET FRONTAGE. ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
32. ☒ INSTALL DRIVE APPROACH IN CONFORMANCE WITH CITY STD. ☐ CO-38 ☒ CO-39 ☒ CO-41 ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
33. ☒ INSTALL SIDEWALK PER CITY STD. ☐ CO-14 ☒ CO-15 ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
34. ☒ REPAIR AND/OR REPLACE ANY EXISTING DAMAGED SIDEWALK ACROSS STREET FRONTAGE(S) OF THE SUBJECT SITE THAT ARE NOT FOUND TO BE IN FUNCTIONAL CONDITION, OR ADEQUATELY SLOPED FOR PROPER DRAINAGE AND MEET ADA REQUIREMENTS. LOCATION SHALL BE SHOWN ON IMPROVEMENT PLANS.
35. ☒ REPAIR AND/OR REPLACE ANY EXISTING DAMAGED CURB & GUTTERS ACROSS STREET FRONTAGE(S) OF THE SUBJECT SITE THAT ARE NOT FOUND TO BE IN FUNCTIONAL CONDITION, OR ADEQUATELY SLOPED FOR PROPER DRAINAGE. LOCATION SHALL BE SHOWN ON IMPROVEMENT PLANS.
36. ☒ ALL PUBLIC STREETS WITHIN THE PROJECT LIMITS AND ACROSS THE PROJECT FRONTAGE SHALL BE IMPROVED TO THEIR FULL WIDTH, SUBJECT TO AVAILABLE RIGHT OF WAY, IN ACCORDANCE WITH CITY POLICIES, STANDARDS AND SPECIFICATIONS. ☒ SEE ADDITIONAL COMMENTS FOR DETAILS
37. ☐ INSTALL, ☐ STREET LIGHT(S) PER CITY STD. GE-56 ☐ SEE ADDITIONAL COMMENTS FOR DETAILS
38. ☐ INSTALL STREET STRIPING AS REQUIRED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR OTHERWISE PER ACCEPTED PLANS.

39. ☒ INSTALL LANDSCAPE CURBING (TYPICAL AT PARKING LOT PLANTERS). REFERENCE CITY STANDARD DETAIL CO-17.
40. ☒ MINIMUM PAVING SECTION FOR PARKING PER CITY STD. GE-29 OR AS REQUIRED IN THE APPROVED SOILS INVESTIGATION REPORT. DESIGNS PAVING SECTION FOR SOLID WASTE TRUCK TRAVEL PATH PER CITY STD. GE-32.
41. ☒ INSTALL REFUSE ENCLOSURE(S) PER CITY STANDARDS, FEATURING A 6" THICK, 10 FT. WIDE CONCRETE ROLL-OUT APRON ACROSS THE FULL WIDTH OF THE ENCLOSURE AND ENCLOSURE FLOOR WITH A MAXIMUM 1% SLOPE TOWARD A CENTRAL SANITARY SEWER DRAIN INLET, A MINIMUM 10' WIDE GATED ACCESS IF USING MULTIPLE SETS OF GATES, AND ARCHITECTURAL COMPATIBILITY WITH SURROUNDING BUILDINGS, LOCATED FOR EASY FRONT-LOADING ACCESS AS APPROVED BY THE UTILITIES & ENGINEERING AND BUILDING DEPARTMENTS; ENCLOSURES SHALL STORE ONLY CITY REFUSE BINS, WITH GATES SECURELY CLOSED EXCEPT DURING USE, PLACED AWAY FROM COMBUSTIBLE CONSTRUCTION, WINDOWS, OR UNPROTECTED EAVES, WHILE COMPLYING WITH ALL WASTE RECYCLING AND REFUSE PROGRAMS, INCLUDING FOOD WASTE SEPARATION IF APPLICABLE, AND ENSURING DRIVE AISLES AND PARKING AREAS MEET CITY STANDARD GE-32 INDUSTRIAL PARKING LOT PAVEMENT REQUIREMENTS. **NOTE: A NON-RESIDENTIAL BUILDING PERMIT FOR ALL TRASH ENCLOSURES WILL ALSO NEED TO BE OBTAINED.
- CITY STANDARD: 1 ☒ GE-35 ☐ GE-41
42. ☐ THAT THE DEVELOPER SHALL FURNISH AND INSTALL A SAND/GREASE SEPARATOR IN CONFORMANCE WITH CITY STANDARD DETAIL SS-32 AND SHALL CONNECT FROM THE TRASH ENCLOSURE(S) FLOOR DRAIN TO THE CITY'S SANITARY SEWER SYSTEM. BOTH HOT AND COLD WATER SHALL BE REQUIRED WITHIN THE TRASH ENCLOSURE PER CITY STANDARD DETAIL GE-41.
43. ☐ A MINIMUM OF _____ SET(S) OF REFUSE CONTAINERS, SET OF 3 FOR EACH UNIT. REFUSE SERVICE CONTAINERS SHALL BE PLACED ALONG PROJECT STREET FRONTAGE ON SCHEDULED PICK-UP DAYS AND, WHEN STORED, MUST BE SCREENED FROM PUBLIC VIEW PER CITY ORDINANCE 22-06 § 1, 2022.

ADDITIONAL COMMENTS:

ADDITIONAL COMMENTS TO EACH NUMBERED LINE ITEM:

#1 GRADING PERMIT:

A GRADING PERMIT SHALL BE REQUIRED FOR THE PROPOSED SITE LOCATION. THE GRADING/IMPROVEMENT PLAN SET SHALL SHOW EXISTING AND PROPOSED GRADES, DRAINAGE PATTERNS, AND WHERE ANY EXCESS SURFACE FLOW WILL BE DIRECTED. PROPERTY RUNOFF MAY CONTINUE TO FLOW TO THE PUBLIC RIGHT-OF-WAY AS DESIGNED; HOWEVER, THE APPLICANT SHALL MAKE A REASONABLE EFFORT TO CAPTURE AND RETAIN A PORTION OF ON-SITE SURFACE RUNOFF WITHIN THE PROPERTY BOUNDARIES THROUGH THE USE OF ON-SITE SWALES, BASINS, OR OTHER CITY-APPROVED DRAINAGE FEATURES. ALL DRAINAGE IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS FOR CITY REVIEW AND APPROVAL

#2, ENGINEER'S ESTIMATE REQUIRED:

CIVIL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS AND ISSUANCE OF ANY ASSOCIATED (GRADING) PERMIT, THE APPLICANT SHALL SUBMIT A DETAILED ENGINEER'S ESTIMATE FOR ALL PROPOSED PUBLIC IMPROVEMENTS LOCATED WITHIN THE CITY RIGHT-OF-WAY (OFF-SITE IMPROVEMENTS) ASSOCIATED WITH THE PROJECT. THE ESTIMATE SHALL BE USED TO DETERMINE APPLICABLE PLAN CHECK FEES, INSPECTION FEES, AND REQUIRED IMPROVEMENT SECURITY. THE ENGINEER'S ESTIMATE SHALL:

- BE PREPARED, SIGNED, AND STAMPED BY THE PROJECT CIVIL ENGINEER.
- INCLUDE ITEMIZED QUANTITIES, UNIT PRICES, AND TOTAL INSTALLED COST FOR EACH ITEM.
- REFLECT FULL INSTALLED COSTS INCLUDING LABOR, MATERIALS, EQUIPMENT, OVERHEAD, AND PROFIT.
- INCLUDE MOBILIZATION, TRAFFIC CONTROL, TESTING, AND INSPECTION COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENTS.
- INCLUDE A SUMMARY SHEET WITH SUBTOTALS BY CATEGORY AND A GRAND TOTAL.
- INCLUDE A CONSTRUCTION CONTINGENCY. THE ESTIMATE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
- SANITARY SEWER MAINS, MANHOLES, AND RELATED APPURTENANCES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAIN MAINS, INLETS, MANHOLES, AND RELATED FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- WATER MAINS, SERVICES, HYDRANTS, VALVES, AND APPURTENANCES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB, GUTTER, SIDEWALK, DRIVE APPROACHES, ADA IMPROVEMENTS, AND OTHER CONCRETE WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STREET IMPROVEMENTS INCLUDING AGGREGATE BASE, ASPHALT CONCRETE, RECONSTRUCTION, GRINDING/OVERLAY, STRIPING, AND SIGNAGE.
- STREET LIGHTING, LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, AND OTHER REQUIRED PUBLIC IMPROVEMENTS.
- JOINT TRENCH OR DRY UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (IF APPLICABLE).

ON-SITE IMPROVEMENTS SHALL NOT BE INCLUDED IN THIS ESTIMATE UNLESS SPECIFICALLY DIRECTED BY THE CITY. INCOMPLETE OR LUMP-SUM ESTIMATES WITHOUT ITEMIZED QUANTITIES AND UNIT PRICING WILL NOT BE ACCEPTED.

#14. THAT APPROXIMATELY 11 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED IN FEE TO THE CITY ALONG THE PROPERTY FRONTAGE OF COUNTRY PLACE.

#31. THE DEVELOPER SHALL CONSTRUCT CURB AND GUTTER PER CITY STANDARD CO-11 ALONG THE WEST SIDE PROPERTY FRONTAGE OF COUNTRY PLACE, AS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#32. THE DEVELOPER SHALL CONSTRUCT TWO 24-FOOT-WIDE DRIVE APPROACHES WITHIN THE RIGHT-OF-WAY DEDICATION AREA ALONG COUNTRY PLACE, MEASURED FROM BOTTOM OF WING TO BOTTOM OF WING, AT THE LOCATIONS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. THE DRIVE APPROACHES SHALL BE ENGINEERED AS A MODIFIED CITY STANDARD CO-39 DRIVE APPROACH TO ACCOMMODATE AN ADA-COMPLIANT PATH OF TRAVEL WITHIN 5 FEET FROM THE FACE OF CURB.

THE DEVELOPER SHALL ALSO RECONSTRUCT THE TWO EXISTING DRIVE APPROACHES ALONG HANFORD-ARMONA ROAD PER CITY STANDARD CO-41, WITH A MINIMUM WIDTH OF 12 FEET, MEASURED FROM BOTTOM OF WING TO BOTTOM OF WING. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#33. THE DEVELOPER SHALL CONSTRUCT ADJACENT SIDEWALK PER CITY STANDARD CO-15 ALONG THE WEST SIDE PROPERTY FRONTAGE OF COUNTRY PLACE, AS SHOWN ON THE APPROVED SITE PLAN REVIEW SUBMITTAL. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

#36. THE DEVELOPER SHALL PAVE OUT COUNTRY PLACE WITHIN THE RIGHT-OF-WAY DEDICATION AREA, APPROXIMATELY 6 FEET IN WIDTH, AND PROVIDE AN ADDITIONAL 2-FOOT CLEAN SAWCUT INTO THE EXISTING ASPHALT PAVEMENT. THE PAVEMENT SECTION SHALL BE CONSTRUCTED PER CITY STANDARD RESIDENTIAL ROAD SECTION ST-32 WITH A MINIMUM TRAFFIC INDEX OF 5. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

ADDITIONAL COMMENTS (CONTINUED) :

#39. THE DEVELOPER SHALL CONSTRUCT ALL PARKING LOT SURFACES AND VEHICLE DRIVE AISLES WITH CONCRETE OR ASPHALT PAVEMENT AND PROVIDE A LANDSCAPE BORDER FOR SAFETY AND PRECAUTIONARY PURPOSES. THE LANDSCAPE BORDER SHALL BE CONSTRUCTED PER CITY STANDARD CO-17. THE PARKING LOT SHALL BE PROPERLY GRADED TO SHEET FLOW ALL SURFACE WATER TO AN ON-SITE SWALE OR TO THE PUBLIC RIGHT-OF-WAY AND INTO THE CITY STORM DRAIN SYSTEM. ALL IMPROVEMENTS SHALL BE SHOWN ON THE GRADING/IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

ADDITIONAL COMMENTS.:

A. THE GRADING/IMPROVEMENT PLANS SHALL INCLUDE A TOPOGRAPHIC SURVEY OF COUNTRY PLACE ALONG THE PROJECT FRONTAGE AND WITHIN THE RIGHT-OF-WAY DEDICATION AREA TO VERIFY EXISTING STREET GRADES, DRAINAGE PATTERNS, AND SURFACE FLOW. THE DESIGN SHALL MITIGATE STREET SURFACE WATER FLOW AND PROVIDE PROPER GRADING TO CONVEY RUNOFF IN THE PUBLIC RIGHT-OF-WAY, OR THE CITY STORM DRAIN SYSTEM AS APPROVED BY THE CITY ENGINEER.

DEVELOPMENT IMPACT FEES:

THAT DEVELOPMENT IS SUBJECT TO IMPACT FEES AS SET FORTH IN CITY ORDINANCES NO. 90-09, 90-10, AND 98-14, OR ANY AMENDMENTS THERETO. IMPACT FEES ARE CALCULATED BASED ON THE SQUARE FOOTAGE OF STRUCTURES AS INDICATED ON THE SITE PLAN. ANY MODIFICATIONS TO THE STRUCTURE THAT INCREASE OR DECREASE FLOOR AREA WILL RESULT IN CORRESPONDING ADJUSTMENTS TO IMPACT FEES TO REFLECT ACTUAL FIELD CONDITIONS. STORM WATER IMPACT FEES AND SANITARY SEWER AREA OF BENEFIT FEES, IF APPLICABLE, ARE CALCULATED BASED ON THE ACREAGE OF THE PROJECT PROPERTY. ALL FEES MUST BE PAID PRIOR TO THE ISSUANCE AND/OR FINAL APPROVAL OF ANY BUILDING PERMITS.

FEES LISTED BELOW REFLECT, FY 25/26		RATES EFFECTIVE, JULY 1, 2026
BUILDING AREA: 3,190 SF	SITE AREA: 1.17151 AC	LAND USE CATEGORY: R-L-5
\$ 6,987.41	TRANSPORTATION IMPACT MITIGATION FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-56-R, OR ANY REVISIONS THEREOF. NOTE: \$2,190.41 PER 1,000SF UNDER RELIGIOUS INSTITUTION OR PUBLIC FACILITY X 3,190SF	
\$ 2,520.10	WATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-54-R OR ANY REVISIONS THEREOF. NOTE: \$0.79 PER SQ. FT X 3,190SF	
\$ 1,690.70	WASTEWATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-55-R OR ANY REVISIONS THEREOF. NOTE: \$0.53 PER SQ. FT X 3,190SF	
\$ 0.00	STORM WATER SYSTEM IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-57-R OR ANY REVISIONS THEREOF. NOTE: N/A	
\$ 0.00	FIRE PROTECTION IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-52-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 0.00	POLICE PROTECTION IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-53-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 0.00	PARK IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-64-R OR ANY REVISIONS THEREOF. NOTE: NO IMPACT ASSESMENT FOR THIS CATEGORY	
\$ 3,813.75	REFUSE AND RECYCLING IMPACT FEE IN ACCORDANCE WITH CITY RESOLUTION NO. 98-56-R OR ANY REVISIONS THEREOF. RESIDENTIAL CONTAINERS (CANS) ONE (1) CUBIC YARD DUMPSTER 3 TWO (2) CUBIC YARD DUMPSTER THREE (3) CUBIC YARD DUMPSTER SIX (6) CUBIC YARD DUMPSTER NOTE:	
		1 - 2 CY GREEN WASTE BIN, 1 - 2 CY RECYCLE BIN, 1 - 2 CY REFUSE BIN
\$ 0.00	SANITARY SEWER 9TH AVE BENEFIT DISTRICT IN ACCORDANCE WITH CITY RESOLUTION NO. 92-25-R OR ANY REVISIONS THEREOF (BETWEEN 10TH AVE TO STATE HIGHWAY 43). NOTE: N/A FOR THIS LOCATION	
\$ 0.00	SANITARY SEWER 12TH AVE BENEFIT DISTRICT IN ACCORDANCE WITH CITY RESOLUTION NO. 92-25-R OR ANY REVISIONS THEREOF (BETWEEN 11-1/2 AVE TO 13TH AVE). NOTE: N/A FOR THIS LOCATION	

ADDITIONAL IMPACT FEES COMMENTS:

IMPACT FEES SHALL BE ASSESSED BASED ON THE NET NEW BUILDING AREA ASSOCIATED WITH THE PROPOSED 3,109 SQUARE FOOT ADDITION. THE EXISTING 2,971 SQUARE FOOT BUILDING AREA IS ASSUMED TO HAVE BEEN PREVIOUSLY ASSESSED OR ACCOUNTED FOR UNDER THE PRIOR DEVELOPMENT OF THE SITE.

FOR PURPOSES OF THE CIRCULATION IMPACT FEE, THE PROPOSED DAYCARE/PRESCHOOL USE IS NOT SPECIFICALLY IDENTIFIED IN THE CITY'S ADOPTED MASTER FEE SCHEDULE. BASED ON THE ITE TRIP GENERATION MANUAL, 12TH EDITION, THE PROPOSED USE IS ESTIMATED TO GENERATE APPROXIMATELY 6 TRIPS PER 1,000 SQUARE FEET. THE RESULTING TRIP GENERATION IS GENERALLY CONSISTENT WITH THE CITY'S RELIGIOUS INSTITUTION OR PUBLIC FACILITY CIRCULATION FEE CATEGORY. THEREFORE, THE CIRCULATION IMPACT FEE HAS BEEN CALCULATED USING THE RELIGIOUS INSTITUTION OR PUBLIC FACILITY RATE OF \$2,190.41 PER 1,000 SQUARE FEET

FOR PURPOSES OF IMPACT FEE ASSESSMENT, THE PROPOSED DAYCARE/PRESCHOOL USE SHALL BE EVALUATED BASED ON THE CLOSEST APPLICABLE USE CATEGORY IN THE CITY'S ADOPTED MASTER FEE SCHEDULE, INCLUDING BUT NOT LIMITED TO EDUCATIONAL FACILITIES. THE IMPACT FEES ABOVE HAVE BEEN CALCULATED BASED ON THE EDUCATIONAL FACILITIES LAND USE CATEGORY

FINAL FEES SHALL BE INVOICED AT THE TIME OF BUILDING PERMIT ISSUANCE IN ACCORDANCE WITH THE CITY'S ADOPTED MASTER FEE SCHEDULE IN EFFECT AT THAT TIME.

REIMBURSEMENTS: *WHEN APPLICABLE*, REFERENCE THE DEVELOPMENT IMPACT FEE STUDY DATED 2019, OR ANY SUBSEQUENT REVISIONS THEREOF.

- NO REIMBURSEMENT SHALL BE MADE EXCEPT AS PROVIDED IN A WRITTEN REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER ENTERED INTO PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBJECT FACILITIES.
- REIMBURSEMENT IS AVAILABLE FOR THE DEVELOPMENT OF ARTERIAL/COLLECTOR STREETS AS SHOWN IN THE CITY'S CIRCULATION ELEMENT AND IDENTIFIED AND FUNDED IN THE CITY'S TRANSPORTATION IMPACT FEE PROGRAM. THE DEVELOPER WILL BE REIMBURSED FOR CONSTRUCTION COSTS AND RIGHT OF WAY DEDICATIONS AS OUTLINED IN MUNICIPAL CODE. REIMBURSEMENT UNIT COSTS WILL BE SUBJECT TO THOSE UNIT COSTS UTILIZED AS THE BASIS FOR THE TRANSPORTATION IMPACT FEE.
- REIMBURSEMENT IS AVAILABLE FOR THE OVERSIZING CONSTRUCTION OF STORM DRAIN TRUNK LINES, SANITARY SEWER TRUNK LINES, AND WATER MAINS SHOWN IN THE CITY'S STORM WATER MASTER PLAN, SANITARY SEWER SYSTEM MASTER PLAN, AND WATER SYSTEM MASTER PLAN. THE DEVELOPER WILL BE REIMBURSED FOR CONSTRUCTION COSTS ASSOCIATED WITH THE INSTALLATION OF THESE TRUNK LINES AND WATER MAINS PER THE DEVELOPMENT IMPACT FEE STUDY.
- IF THE CITY MUNICIPAL CODE PROVIDES SUBDIVIDER WITH THE RIGHT TO RECEIVE CASH REIMBURSEMENT OR IMPACT FEE CREDIT BECAUSE OF THE CONSTRUCTION OF CERTAIN IMPROVEMENTS OR THE OVERSIZING THEREOF, SUBDIVIDER MUST REQUEST PAYMENT OF THE CASH REIMBURSEMENT OR PREPARATION OF A REIMBURSEMENT AGREEMENT, WHICHEVER IS APPLICABLE, OR THE IMPACT FEE CREDIT IN WRITING AND SUCH REQUEST MUST BE RECEIVED BY THE CITY ENGINEER NO LATER THAN TWO (2) MONTHS PRIOR TO THE SCHEDULED DATE OF FINAL ACCEPTANCE OF ALL SUBDIVISION IMPROVEMENTS BY THE CITY COUNCIL. ANY DELAY IN SUBMITTING THE REQUEST MAY RESULT IN A POSTPONEMENT OF THE CITY COUNCIL'S ACCEPTANCE DATE TO ALLOW SUFFICIENT TIME FOR REVIEW AND PROCESSING. SUBDIVIDER AGREES THAT SHOULD IT FAIL TO MAKE SUCH WRITTEN REQUEST BY THE DATE IDENTIFIED HEREIN, SUBDIVIDER FOREVER WAIVES ITS RIGHT TO REQUEST AND RECEIVE ANY CASH REIMBURSEMENT, REIMBURSEMENT AGREEMENT, OR IMPACT FEE CREDIT.

PROJECT COMPLETION:

COMPLETION OF IMPROVEMENTS: ALL PROJECTS MUST FULLY IMPLEMENT EVERY IMPROVEMENT OUTLINED IN THE SIGNED AND APPROVED PLANS PRIOR TO OCCUPANCY AND ISSUANCE OF FINAL BUILDING PERMITS. NO OCCUPANCY OR FINAL PERMITS WILL BE GRANTED UNTIL ALL IMPROVEMENTS ARE VERIFIED AS COMPLETE PER THE APPROVED PLANS. EXCEPTIONS REQUIRE PRIOR WRITTEN APPROVAL FROM THE RELEVANT REGULATORY AUTHORITY.

FINAL DEFICIENCY (PUNCH) LIST REQUIREMENTS: PRIOR TO THE ISSUANCE OF A NOTICE OF COMPLETION, THE CONTRACTOR AND/OR DEVELOPER MUST REQUEST A COMPREHENSIVE FINAL DEFICIENCY (PUNCH) LIST INSPECTION TO VERIFY THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. THE PUNCH LIST PROCESS INVOLVES A THOROUGH ON-SITE REVIEW BY AUTHORIZED INSPECTORS TO IDENTIFY ANY OUTSTANDING ITEMS, DEFICIENCIES, OR NON-COMPLIANT ELEMENTS.

- REQUESTING THE PUNCH LIST: UPON COMPLETION OF ALL IMPROVEMENTS, THE CONTRACTOR AND/OR DEVELOPER MUST REQUEST A "FINAL DEFICIENCY (PUNCH) LIST" FROM THE AUTHORIZED INSPECTOR.
- CORRECTION TIMELINE: ALL CORRECTIONS IDENTIFIED IN THE FINAL PUNCH LIST MUST BE COMPLETED WITHIN 30 DAYS OF ISSUANCE. IF CORRECTIONS ARE NOT COMPLETED WITHIN THIS PERIOD, THE PUNCH LIST BECOMES VOID, AND A NEW FINAL PUNCH LIST MUST BE REQUESTED. DURING RE-INSPECTIONS CONDUCTED AFTER THE 30-DAY TIMEFRAME, ANY ADDITIONAL DEFICIENCIES IDENTIFIED MAY BE ADDED TO THE UPDATED PUNCH LIST.
- RE-INSPECTION PROCESS: UPON COMPLETION OF ALL CORRECTIONS, THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE INSPECTOR TO SCHEDULE A RE-INSPECTION TO VERIFY COMPLIANCE.
- COMPLETION REQUIREMENT: ALL ITEMS LISTED ON THE FINAL PUNCH LIST MUST BE FULLY ADDRESSED AND VERIFIED BY THE INSPECTOR BEFORE THE PROJECT IS ACCEPTED FOR FINAL COMPLETION.

SUBMISSION OF DIGITAL FILES: PRIOR TO THE ISSUANCE OF A NOTICE OF COMPLETION, THE CONTRACTOR AND/OR DEVELOPER MUST SUBMIT THE FOLLOWING TO THE CITY:

- A COMPLETE CAD FILE (.DWG FORMAT) CONTAINING ALL PROJECT DRAWINGS, DETAILS, AND SPECIFICATIONS.
- A SHAPEFILE (.SHP FORMAT) COMPATIBLE WITH GEOGRAPHIC INFORMATION SYSTEMS (GIS) FOR INTEGRATION INTO THE CITY'S SPATIAL DATABASE.

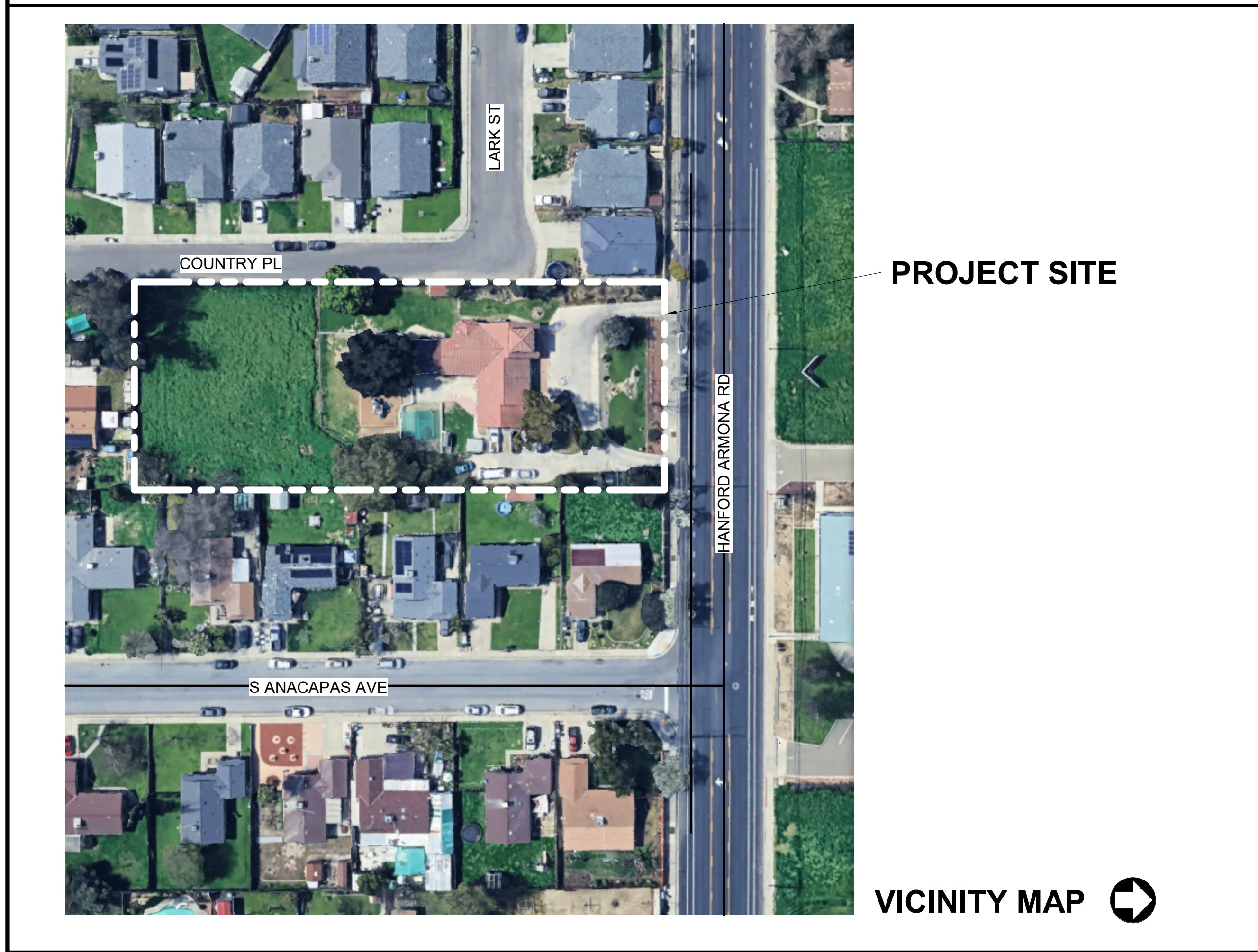
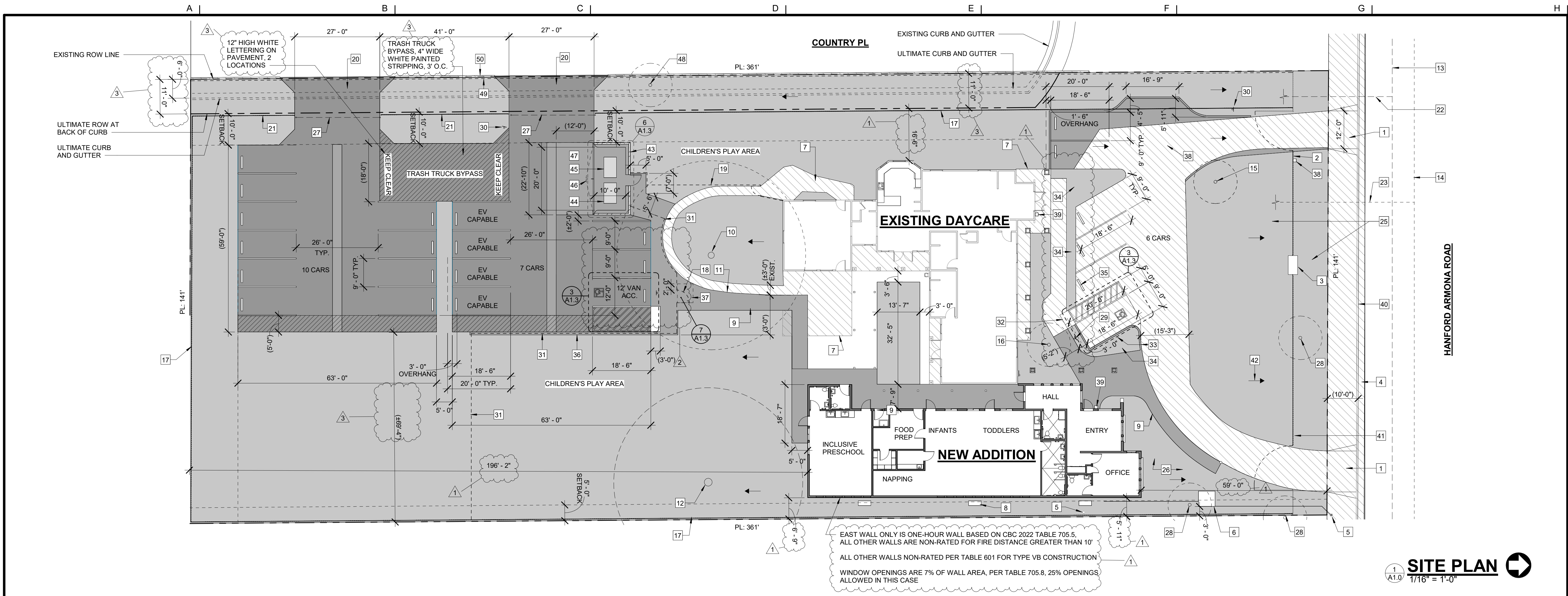
THESE FILES MUST ADHERE TO THE CITY'S SPECIFIED FORMATS AND INCLUDE ANY REQUIRED METADATA OR DOCUMENTATION TO ENSURE USABILITY.

NON-COMPLIANCE WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, DENIAL OF OCCUPANCY, WITHHOLDING OF PERMITS, OR OTHER ENFORCEMENT ACTIONS. THE CONTRACTOR AND/OR DEVELOPER ACKNOWLEDGES THAT FINAL PROJECT CLOSURE IS CONTINGENT UPON FULL COMPLIANCE WITH THESE TERMS.

Contact Environmental Compliance Supervisor Jessica Sandoval @ 559-585-2576 or jsandoval@hanfordca.gov concerning questions that you may have on the following comments:

SPR0131-25/CUP0045-25

1. Install a grease interceptor at the facility since food preparation will occur on site.



- KEYNOTES**
- EXISTING DRIVE APPROACH TO MEET CITY STANDARD - CO-39
 - ENTRY ONLY SIGN
 - NEW PROJECT MONUMENT SIGN, 6' HT MAX
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING POWER POLE
 - NEW TRANSFORMER
 - EXISTING CONCRETE FLATWORK
 - GROUND MTD CONDENSER, TYP OF 2
 - NEW 4" THICK CONCRETE WALK
 - EXISTING COAST LINE OAK TO REMAIN, PROTECT FROM DAMAGE
 - CONNECT FLUSH TO EXISTING WALK
 - EXISTING VALLEY OAK TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING WATER MAIN IN THE STREET
 - EXISTING SEWER IN THE STREET
 - EXISTING OLIVE TO REMAIN, PROTECT FROM DAMAGE
 - EXISTING CAMPHOR TO REMAIN
 - EXISTING 6' HIGH WOOD FENCE TO REMAIN, TYP AT PERIMETER OF PROPERTY
 - NEW 4' WIDE X 4' HIGH GATE
 - EXISTING 6' W.I. GATE TO REMAIN
 - PROPOSED ACCESS TO PARKING LOT
 - NEW 6' HIGH WOOD FENCING
 - EXISTING WATER LINE TO PROJECT
 - EXISTING SEWER LINE TO PROJECT
 - EXISTING 6' HIGH W.I. FENCE
 - EXISTING AND NEW LANDSCAPING
 - NEW LANDSCAPING
 - ROLLING WOOD GATES
 - EXISTING TREE TO REMAIN
 - POST MOUNTED ACCESSIBLE PARKING STALL SIGN, SEE DETAIL 1/A1.3
 - TOW AWAY SIGN, SEE DETAIL 5/A1.3
 - 4' HIGH CHAIN LINK FENCING
 - TRUNCATED DOMES AT WALKWAY, SEE DETAIL 2/A1.3
 - NEW 6" CONCRETE CURB, TYPICAL
 - NEW LANDSCAPE PLANTER CUT INTO EXISTING CONCRETE AREA
 - WHEEL STOP, REUSE EXIST IF POSSIBLE, TYP
 - 12" WIDE X 4" THICK CONC MOW STRIP
 - MANUEVERING SPACE FOR 4' WIDE GATE
 - PROVIDE KNOX BOX FOR GATE KEY
 - PROVIDE KNOX BOX FOR DOOR KEY
 - EXISTING CURB ALONG PROPERTY FRONTAGE TO BE PAINTED RED
 - PROVIDE SIGN TO READ "EXIT ONLY - DO NOT ENTER"
 - SITE DRAINAGE DIRECTION, TYP
 - CONCRETE BLOCK ENCLOSURE
 - RECYCLE BIN
 - TRASH BIN
 - C.L. SWING GATES WITH SLATS
 - 6" THICK REINFORCED CONCRETE SLAB FOR BIN ROLL-OFF AREA
 - EXISTING TREE, REMOVE WHEN NEW R.O.W. INSTALLED
 - EXISTING 6' HT WOOD FENCE, TO BE REMOVED WHEN NEW R.O.W. INSTALLED
 - EXISTING 6" X 6" ASPHALT CURB, TO BE REMOVED WHEN NEW R.O.W. INSTALLED

- LEGEND:**
- NEW CONC. FLATWORK
 - EXISTING CONC. FLATWORK TO REMAIN
 - NEW A.C. PAVING
 - NEW AND EXISTING LANDSCAPING
 - NEW TRUNCATED DOMES

GENERAL BUILDING INFO:

JURISDICTION: CITY OF HANFORD

APN: 011-230-018-000

ZONE DISTRICT: RESIDENTIAL

PROP. USE: DAYCARE

OCCUPANCY GROUP: I-4

TYPE OF CONSTRUCTION: VB

BLDG. HEIGHT: ± 18'-0"

EXISTING USE: DAYCARE

PROJECT SITE AREA: 50,901 SF (1.17 ACRES)

EXISTING BUILDING AREA: 2,971 SF

PROPOSED BUILDING AREA: 3,190 SF

OCCUPANCY LOAD:

WAITING ROOM: 15 SF/OCC / 221 SF = 15 OCC

BUSINESS AREAS: 150 SF/OCC / 206 SF = 2 OCC

DAYCARE AREAS: 35 SF/OCC / 1655 SF = 48 OCC

(Business areas are calculated as floor space only, not including walls)

TOTAL OCCUPANTS: 65

LOT COVERAGE: 8.26% (interior/exterior space)

REQUIRED PARKING: 21 EMPLOYEE/ 2 PARENT DROP-OFF

PARKING PROVIDED: 23 STALLS

SETBACKS:

SOUTH (REAR): 15'

EAST (SIDE): 5'

NORTH (FRONT): 20' Non-Livable

WEST (STREET SIDE): 10'

FIRE SPRINKLER PROTECTION:

The existing building is currently an I-4 occupancy. The new addition and the existing building will include NFPA 13 fire sprinklers and fire alarms with this permit. The fire sprinkler alarms for existing and new building will be tied into one another. There will be pull stations and the systems will be monitored.

PROJECT INFORMATION:

SITE ADDRESS:

11303 Hanford Armona Road
Hanford, CA 93230

OWNER:

Marina Martinez
Manitas de Amor
445 E. Birch Avenue
Hanford CA 93230
Tel: (559) 582-1375
Cell: 559-904-4633
vmartinez73@yahoo.com

PROJECT DESCRIPTION:

New Addition to existing daycare facility including parking, landscaping and other associated site work.

PROJECT PHASE:

PLAN CHECK

DRAWN BY:

B.K.R.

PROJECT NUMBER:

202302

DRAWING TITLE:

SITE PLAN REVIEW
SPR0131-25

DRAWING NUMBER:

A1.0



DYSON
ARCHITECTS

1295 N. Wishon Ave., # 101
Fresno, CA 93728
559.497.6370
dysonarchitects.net

Arthur Dyson, FAIA
C-16824
Marvin Armstrong, AIA
C-15144
Mayuko Russell, RA
C-35904



CONSULTANT:

MANITAS DE AMOR
DAYCARE CENTER

11303 HANFORD-ARMONA RD.
HANFORD CA 93230

DATE ISSUED:
5-15-2026

1	Back Check 1	1-15-2026
2	Back Check 2	3-16-2026
3	Back Check 3	4-23-2026

PROJECT PHASE:
PLAN CHECK

DRAWN BY:
B.K.R.

PROJECT NUMBER:
202302

DRAWING TITLE:
SITE PLAN REVIEW
SPR0131-25

DRAWING NUMBER:
A1.0



CITY OF HANFORD:

OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: 2-3-2025

BUILDING INFORMATION:

Address: 11303 Hanford-Armona Road

Previous Building Use (*if known*): Daycare

Hours of Operation: 6:30 am - 6:00 pm

Days of Operation: Monday - Friday

Number of Employees of the Maximum Working Shift: 21

Any Permit/License Required from Different Agency? License from Social Services (CCKD) to run an infant and toddler program.

Description of Proposed Use (*be as descriptive as possible; use additional paper if necessary*):

_____ We are building an infant/ toddler program. Upon completion of the building we will _____
_____ have an infant program ages 6 months - 12 months. We can serve 10 infants. We will _____
_____ have a toddler program ages 13 months - 36 months. We will care for 30 toddlers. _____
_____ Lastly we will have a program that is set up for 10 children with limited disabilities. _____

STAFF COMMENTS (*reserved for Office Use only*):

**HANFORD CITY PLANNING COMMISSION RESOLUTION NO. 2000-23
PERTAINING TO
CONDITIONAL USE APPLICATION NO. 2000-04**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 26, 2000 on motion of Commissioner **NABORS**, seconded by Commissioner **HERNANDEZ**, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Title 17, Chapter 17.58, of the Hanford Municipal Code pertaining to Conditional Use Application No. 2000-04, filed by Maria Martinez, requesting approval of the Planning Commission to establish a nursery school for approximately 56 children between the ages of two years old through kindergarten age on approximately 1.3 acres zoned "R-1-6" Single Family Residential, and located at 11303 Hanford-Armona Road, Hanford, California; and

WHEREAS, all affected public utility companies, various governmental department/agencies, and the Planning Commission staff have given careful consideration to this Conditional Use Application No. 2000-04, and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 26, 2000; and

WHEREAS, on the basis of an initial study this proposal is considered exempt from environmental review as per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, and

WHEREAS, on the basis of the application, evidence in the staff report, and information obtained at the public hearing, the Commission hereby can make the following findings as required by Section 17.58.060(A) of the Zoning Ordinance:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located.
2. The proposed use would be compatible with existing land uses and future permitted land uses within the general area in which the proposed use is to be located.
3. The proposed use is consistent with the General Plan.
4. There will not be significant harmful effects upon the quality of the environment and natural resources.
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 the conditions of approval.

THEREFORE, BE IT RESOLVED that Conditional Use Application No. 2000-04 be approved subject to the following conditions:

PLANNING DEPARTMENT

General:

1. That the applicant hereby agrees to indemnify, defend and hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. 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.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That the site be developed according to the approved site plan with minor modifications to be approved by the Community Development Department.
5. That no occupancy shall be permitted of any building and/or structure which is not in substantial compliance with approved plans, excepting upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department or other appropriate City departments).
6. That five working days before finalization of the construction, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed.
7. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

SPECIAL CONDITIONS OF APPROVAL

1. That the applicant shall obtain a License to Operate a Child Care Center from the Department of Social Services, Community Care Licensing Division prior to commencing with any nursery school operation at the subject site. Any changes by the applicant or future operators in the nature of the nursery school operation or application for any license other than children between the ages of two (2) through kindergarten age, shall require amendment to this Conditional Use Permit.
2. That no expansion of the nursery school facility beyond the approved plans as depicted in this proposal shall be allowed without amendment to this Conditional Use Permit.
3. That the applicant shall comply with all federal, state, and local laws. Violation of any of those laws in conjunction with the use may be cause for revocation of this permit.
4. That the applicant provide four (4) parking spaces behind the structure designated for "Staff Only".
5. That a minimum of four (4) angled parking spaces and one (1) handicap space be provided in front of the structure for safety and ease of access.

6. That the hours of operation are limited from 6:00 a.m. to 11:00 p.m. seven (7) days a week.

Maps and Plans:

1. That five copies of a revised site plan reflecting the required conditions of approval as stated in this resolution be provided to the Community Development Department prior to building permits being issued.

Environmental Requirements:

1. 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 be notified.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required. That signing be provided depicting entrances and exits to the one way curved driveway.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to the landscaping being installed. Said plans shall conform with Ordinance No. 92-22 "Standards and Procedures for Landscaping Design and Installation".
2. That the applicant replace the damaged street tree located in the city sidewalk in front of the proposed nursery school.
3. That all existing and/or proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing, and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.

Off-Street Parking:

1. That a total of four (4) parking spaces be provided behind the school. These parking spaces can be tandem and be designated for staff only.
2. That the parking area located in front of the structure be angled providing a handicap parking and four (4) drop off parking spaces.
3. That the driveway and parking lot be developed to city standards.
4. That the management of the nursery school is to discourage the drop off of children from the curb of Hanford-Armona Road.
5. That the gates of the facility remain open during business hours.

Lighting:

1. That all lighting be hooded and directed on site.

FIRE DEPARTMENT**GENERAL:**

1. That building plans be reviewed by the Fire Department to make an adequate fire protection determination.
2. That approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Fire Extinguisher(s):

1. That Fire Extinguishers be mounted and/or recessed in cabinets where required by the Fire Department. The size, type and location shall be determined by the City Fire Department.

Emergency Access

1. That an all weather fire line (width to be approved by the Fire Department) and an unobstructed vertical clearance of not less than 13 feet six (6) inches be provided around any proposed buildings as required by Section 10.204 of the 1991 Uniform Fire Code.

PUBLIC WORKS DEPARTMENT**General Requirements:**

1. That applicant comply with the City of Hanford Public Works Construction Standards and Specifications 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 in the right-of-way be obtained from the Public Works Department.

Map and Plan Requirements:

1. That the developer submit to the City Engineer, a set of construction plans on 24" X 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and a complete site utility plan showing locations and sizes of sewer, storm drain and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies before the release of the building/development 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 one (1) reproducible and four (4) blue-line 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) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "*RECORD DRAWING*".

Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a licensed 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 the approved plan.
2. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Parking Lot Improvements:

1. That all parking lot improvements be constructed in conformance with revised site plan and city standards.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinance nos. 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 structures 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, 2000 and are subject to change. All fees are payable prior to issuance of building permits.
 - a. That development is subject to a \$ 13,667.47 **Transportation Mitigation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - b. That development is subject to a \$ 254.20 **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - c. That development is subject to a \$ 262.24 **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - d. That development is subject to a \$ 1,392.86 **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - e. That development is subject to a \$ 76.17 **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - f. That development is subject to a \$ 175.22 **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - g. That development is subject to a \$ 0 **Park System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

- h. That development is subject to a \$ 0 Twelfth Avenue Sanitary Sewer Area of Benefit Assessment Fee in accordance with City Resolution No. 92-25-R or any revisions thereof. Subject fee is to be paid prior to construction commencing at the site.

REFUSE DIVISION

1. That a 10 ft x 10 ft inside clear dimension refuse enclosure with a 6 ft. high solid block perimeter wall be provided. The refuse enclosure shall have gates of chainlink with earth tone colored vinyl slats. The enclosure is to be architecturally compatible with the building.
2. That the refuse enclosure be located near the northwest entrance of the circular driveway.
3. That a revised site plan showing where the refuse enclosure is to be located must be submitted to the Community Development Department for final approval before building permits may be issued.

CITY UTILITY DIVISION

General:

1. That all work within the City 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 vicinity of 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. City is not a member of Underground Service Alert (U.S.A.).
3. That all work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.

Water:

1. That developer provide an accurate fixture unit count and size of water service in accordance with requirement of the Uniform Plumbing Code, latest edition.
2. That developer provide and install an appropriate cross connection/backflow preventer assembly to water service in conformance with city standards.

Sewer:

1. That the developer install a 4 inch diameter sanitary sewer lateral to the project site in conformance with city standards.

PRIVATE UTILITY COMPANIES

- 1 That the local gas, electric, and telephone companies be contacted for exact location of their services.

2. That any alterations or relocations of utilities be the responsibility of the developer.
3. That all new utilities are to be underground within the site.

BUILDING DEPARTMENT

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That the site, as well as any new building(s) be made accessible and usable by the handicapped in accordance with State Handicap Regulations.
3. 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 issued a Certificate of Occupancy.
4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
5. That the developer obtain Health Division approval before submitting plans to the Building Division.

APPEALS

If the applicant is dissatisfied with the action of or conditions required by the Planning Commission, the determination may be appealed to the City Council by filing an appeal form and processing fee with the Community Development Department within ten (10) days of the date of this resolution. (Chapter 17.70.030 of the Hanford Municipal Code)

The City Council can review and make a final determination after holding a Public Hearing only on those items within their discretionary authority. Deviations and exceptions to the Uniform Building Code, Public Works Construction Standards, County Environmental Health regulations and City Ordinances are not within the City Council discretionary authority for review and/or appeal in a Conditional Use Permit procedure.

EXPIRATION

That the Conditional Use Permit become null and void two years after the effective date of approval unless a building or development permit is issued and construction is commenced and diligently pursued toward the completion of the site in accordance with the granting of the use permit. A one year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

BE IT FURTHER RESOLVED that the action of this Commission be recommended to the City Council under provisions of Title 17, Chapter 17.58 Hanford Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission held on September 26, 2000 by the following roll call vote:

VOTING:

AYES: **HERNANDEZ, MATTOS, HAM, MITCHELL, NABORS, NAIL, SCHWARTZ**
NOES **NONE**
ABSTAIN: **NONE**
ABSENT: **NONE**

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

I, **JIM BEATH**, 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 26th day of September, 2000.

Jim Beath, Secretary

Notice of Exemption 2025-11

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
317 North Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit 0045-25

Project Location – 11303 Hanford Armona Road (APN 011-230-018)

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0045-25: a request by Manitas de Amor to amend their original conditional use permit in order to construct a 3,190-square-foot addition to their existing day care, to provide space for up to 40 infants and toddlers ages 6 – 36 months and 10 children with limited disabilities, in the R-L-5 Low Density Residential.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project/Project Applicant: Marvin Armstrong
Address: 1295 N. Wishon Avenue, Ste. 101, Fresno, CA 93728
Phone Number: (559) 362-5592

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves additions to an existing structure which will not result in an increase of more than 10,000 square feet. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Lead Agency - City of Hanford

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: June 23, 2026 Title: Associate Planner

- ☒ Signed by Lead Agency Date received for filing at OPR: _____
- ☐ Signed by Applicant