



Planning Commission Meeting Agenda

July 14, 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:

GENERAL BUSINESS:

- A. Community Development: Finding of General Plan Consistency, in accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, for the acquisition of a future elementary school site by the Pioneer Union Elementary School District. The project is located within the future Fargo Village Mixed Use Master Plan area, north of Fargo Avenue, east of 12th Avenue, occupying a 16.44-acre (gross), 14.01-acre (net), portion of APNs 007-010-031-000, 007-360-018-000

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.

CITY OF HANFORD PLANNING COMMISSION

STAFF REPORT

Tuesday, July 14, 2026

PROJECT: Finding of General Plan Consistency, in accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, for the acquisition of a future elementary school site by the Pioneer Union Elementary School District.

LOCATION: The project is located within the future Fargo Village Mixed Use Master Plan area, north of Fargo Avenue, east of 12th Avenue, occupying a 16.44-acre (gross), 14.01-acre (net), portion of APNs 007-010-031-000, 007-360-018-000

PLANNER: Gabrielle Myers, Principal Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-12,
 - a. Finding the Project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
 - b. Finding that the acquisition of a future elementary school site by the Pioneer Union Elementary School District consistent with the City's General Plan.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2026-12, finding the acquisition of the future elementary school site by the Pioneer Union Elementary School District consistent with the General Plan and exempt from CEQA, pursuant to Section 15061 (b)(3).

PROJECT DESCRIPTION

In compliance with the California Public Resources Code Section 21151.2, the Pioneer Union Elementary School District (PUESD) provided the City written notice dated June 24, 2026, informing the City of its intent to acquire a site within the Fargo Village Master Plan for the construction of an elementary school, and requesting that the Planning Commission provide its recommendation regarding the site acquisition within 30 days. The intent of this section is to "promote the safety of pupils and comprehensive community planning." Whether or not the site will be acquired is the sole decision of the School District.

The complete text of this section of the Public Resources Code is as follows: 21151.2. To promote the safety of pupils and comprehensive community planning the governing board of each school district before acquiring title to property for a new school site or for an addition to a present school

site, shall give the planning commission having jurisdiction notice in writing of the proposed acquisition. The planning commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the governing board a written report of the investigation and its recommendations concerning acquisition of the site. The governing board shall not acquire title to the property until the report of the planning commission has been received. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the governing board of the school district shall not acquire title to the property until 30 days after the commission's report is received. Furthermore, California Government Code Section 65402 requires a school district, prior to acquiring real property, to submit the location, purpose, and extent of such acquisition to the Planning Agency having jurisdiction (Planning Commission) for a determination as to conformity with the general plan. Section 65402 further states that the Planning Agency shall render its report as to conformity with said adopted General Plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

ANALYSIS

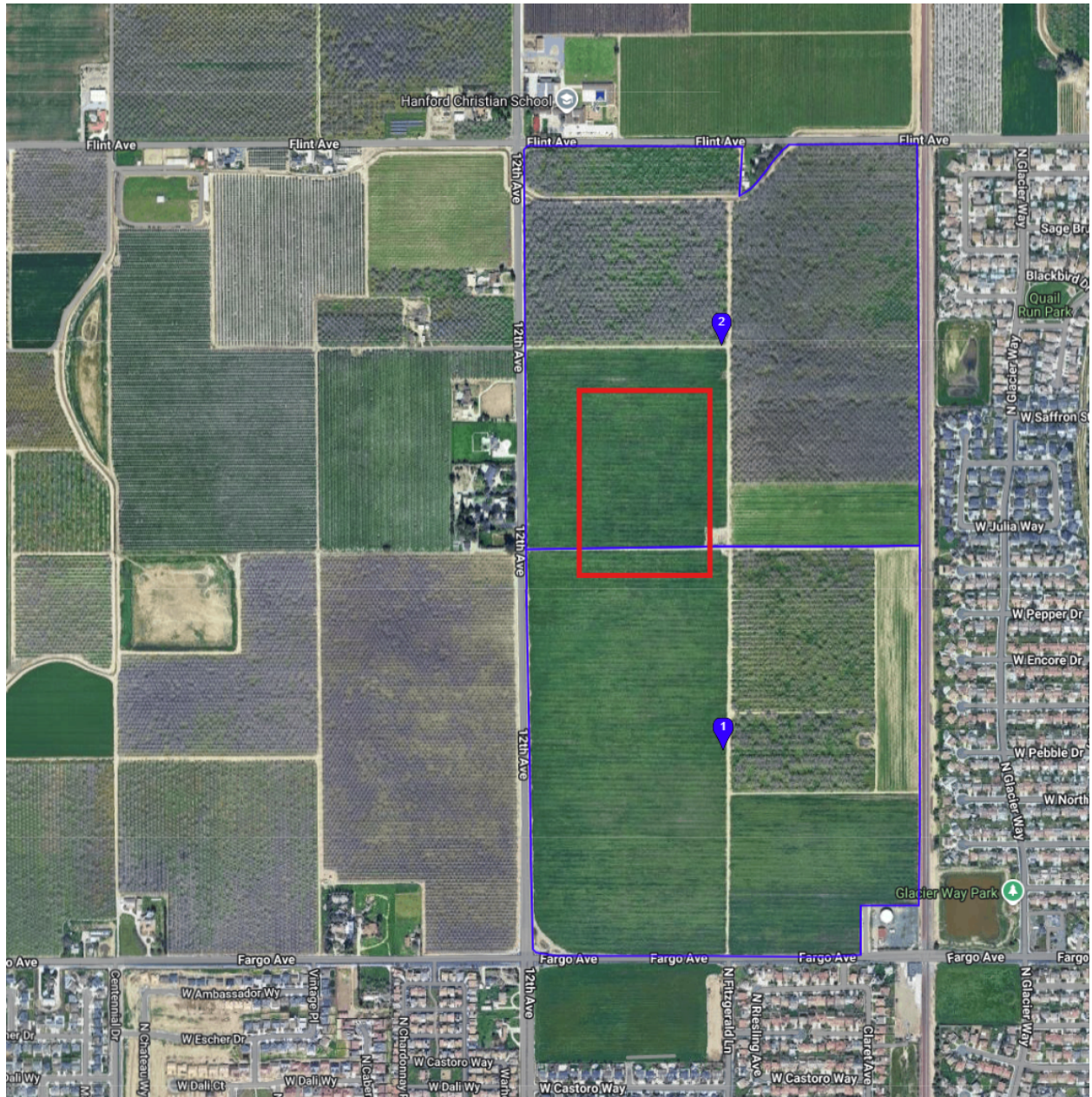
The Property consists of a 16.44-acre (gross), 14.01-acre (net) portion of property, located within the future Fargo Village Mixed Use Master Plan area.

(Note: the Fargo Village Master Plan Planned Unit Development and associated tentative subdivision maps and development agreement will be presented to the Planning Commission on a future date).

A draft version of the map is attached for review of the proposed location within the future Master Plan – **Attachment 1**.

The Project site is currently occupied by agricultural uses, mainly vineyards and orchards (see Figure 1), but planned for the development of the Fargo Village Mixed Use development, which proposes a 304-acre mixed-use community, proposed to feature a mix of residential, commercial, educational, and recreational uses. The plan includes 926 single-family homes on varying lot sizes, 13.36-acres of apartment units, 7.26 acres of neighborhood commercial development, 12.9 acres of public park space, a 6.61-acre stormwater retention site, and a 14.01 acre school site.

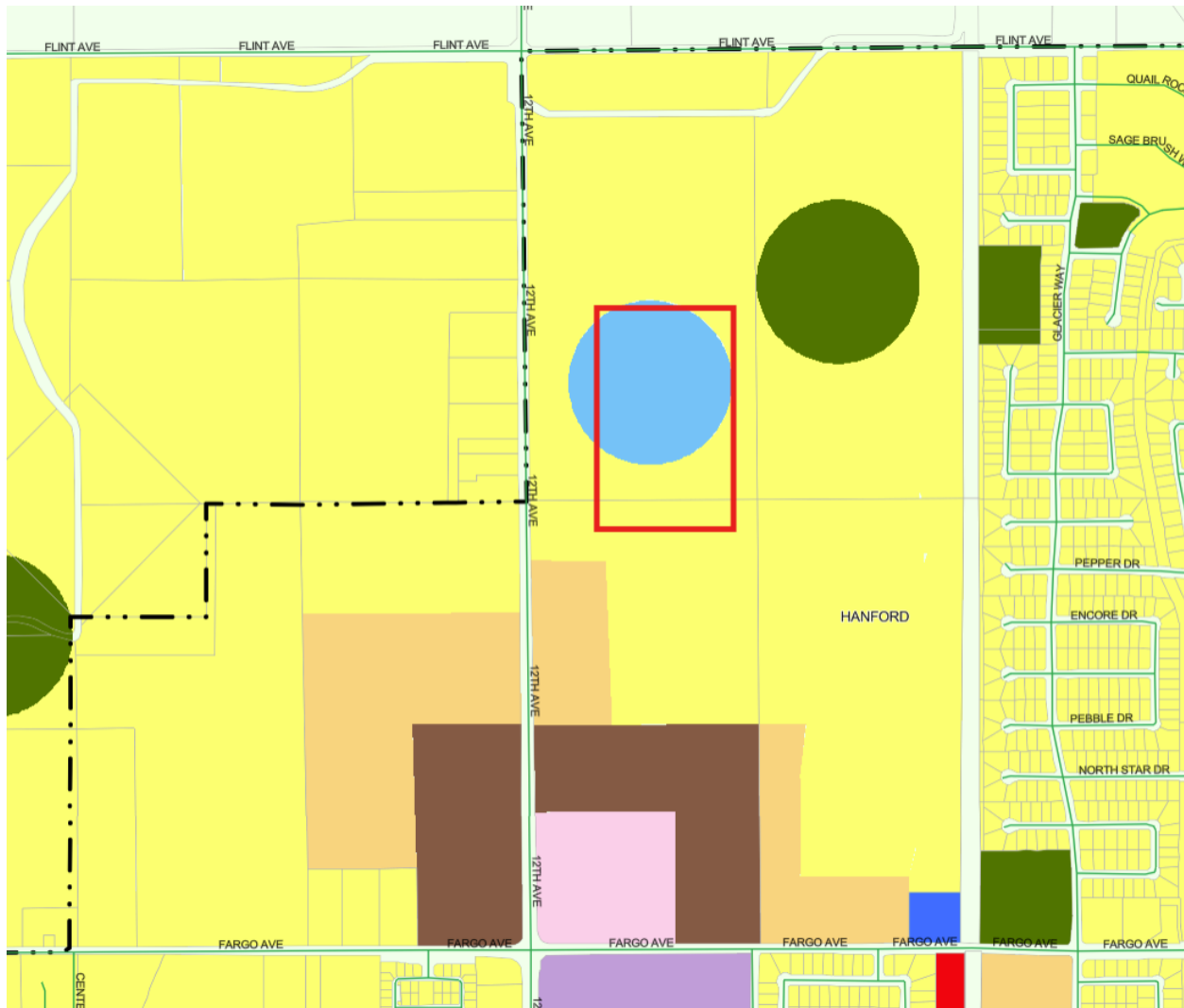
Figure 1: Site Aerial



General Plan Designation

The General Plan designates the parcels located on APNs 007-010-031-000 and 007-360-018-000 as a combination of Low-Density Residential, Medium-Density Residential, High-Density Residential, Neighborhood Commercial, and Public Facility. The site also contains two floating designations for future educational facilities and open space facilities. The proposed school site is approximately located as outlined in red on the General Plan map, Figure 2.

Figure 2: General Plan Designation (approximate school location outlined in red)



Applicable General Plan Policies:

3.9.3 Educational Facilities

Hanford has many elementary schools, middle schools, high schools, colleges, and junior colleges to provide education for residents in the Hanford region. The location and design of these educational facilities can significantly enhance the viability and attractiveness of individual neighborhoods.

Educational Facilities Land Use Designation Goals

Goal L26: Adequate and accessible educational institutions supporting the needs of Hanford's residents and businesses.

Goal L27: Appropriate sites for educational facilities to serve projected population growth.

Analysis: The school site's designation will support the needs of Hanford's residents, providing an appropriate site for an educational facility to serve the projected population growth.

Policy L98 Purpose of Educational Facilities Land Use Designation

Establish the Educational Facilities land use designation for existing and future public and private schools (kindergarten through college).

Policy L99 Types of Uses in the Educational Facilities Land Use Designation

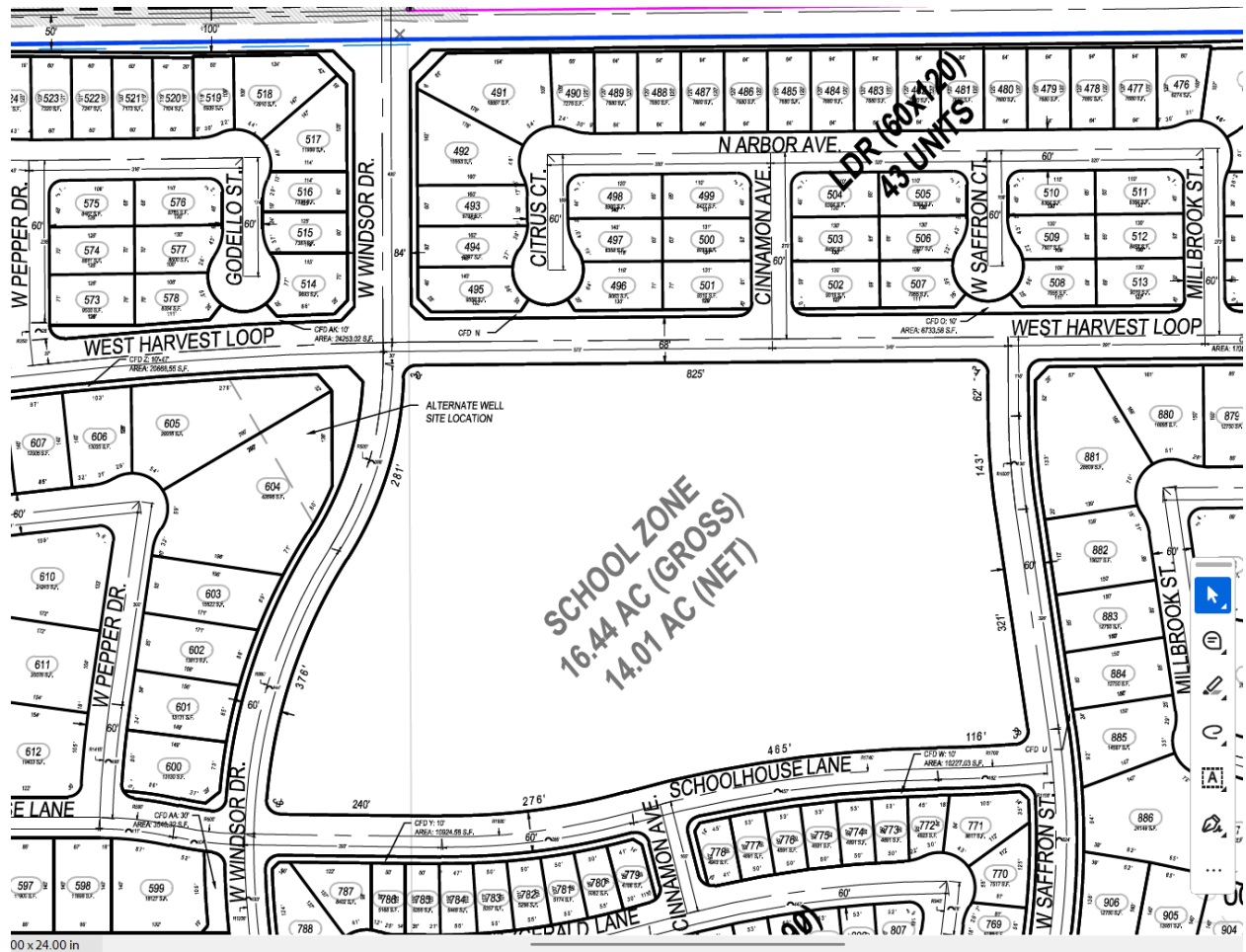
Typical uses in the Educational Facilities land use designation include elementary schools, middle schools, high school, and colleges.

Analysis: The proposed designation will serve as an elementary school in the Pioneer Union Elementary School District.

Policy L100 Location of Educational Facilities Designation

Locate the Educational Facilities Designation on existing school facilities, and in new areas planned for residential neighborhoods. Where a site is not yet developed, the land use designation is allowed to "float" on the Land Use Map within the one-mile square section in which it is located. Locations along collector streets are preferred for new elementary schools.

Analysis: The floating future educational facility designation will be designated through a General Plan finding of consistency for the future school site to be located within the Fargo Village Master Plan area. The site will be located on the future West Harvest Loop, which is an internal collector. The remaining surrounding streets include local roads, W. Windsor Drive, Schoolhouse Lane, and W. Saffron Street.



Zoning

The zoning of the Fargo Village Master Plan area includes R-L-5 Low-Density Residential, R-M Medium-Density Residential, R-H High-Density Residential and C-N Neighborhood Commercial. As part of the Fargo Village entitlements, a General Plan finding of consistency and action to designate the floating designation and PF zoning to apply to the school district's site will be recommended to the Planning Commission.

According to the California Department of Education, Pioneer Union Elementary School District's enrollment for 2025-2026 was 1,669 students. The total includes students from Frontier Elementary, Pioneer Elementary, and Pioneer Middle.

Name	Total	Grade TK	Grade K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8
Frontier Elementary	595	10.6%	15.1%	14.1%	15.0%	13.1%	16.0%	16.1%	0.0%	0.0%	0.0%
Pioneer Elementary	512	9.2%	17.8%	12.7%	17.2%	11.5%	14.8%	16.8%	0.0%	0.0%	0.0%
Pioneer Middle	562	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	37.4%	32.4%	30.2%

Recent consultations have indicated the Pioneer Union Elementary School District's necessity to construct an additional school site to accommodate the growing population.

The PUESD is seeking to acquire this property to develop an elementary school. Staff has reviewed the request for the acquisition of the site for the purpose of constructing a new school. Staff finds that the proposed acquisition is consistent with City's General Plan related to school siting.

ENVIRONMENTAL ASSESSMENT

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed acquisition is a "project" under CEQA. Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. There is no possibility that the proposed property acquisition will result in a physical change in the environment. The acquisition of the subject property by the PUESD does not approve any development project, nor does it disturb the physical environment. The future development of the site would be subject to review under CEQA. Therefore, the activity is covered by the common sense exemption.

The site's development is contemplated in an EIR, which will be separately presented to the Planning Commission along with the Fargo Village Mixed Use development (SCH#2024080949).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-12,
 - a. Finding the Project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
 - b. Finding that the acquisition of a future elementary school site by the Pioneer Union Elementary School District consistent with the City's General Plan.

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY OF HANFORD PLANNING COMMISSION FINDING THE PIONEER UNION ELEMENTARY SCHOOL DISTRICT'S ACQUISITION EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(B)(3) AND CONSISTENT WITH THE CITY OF HANFORD GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTION 65402 AND PUBLIC RESOURCES CODE SECTION 21151.2 FOR THE PIONEER UNION ELEMENTARY SCHOOL DISTRICT SITE ACQUISITION WITHIN THE FARGO VILLAGE MIXED USE MASTER PLAN, LOCATED NORTH OF FARGO AVENUE, EAST OF 12TH AVENUE (A PORTION OF APNS 007-010-031-000 AND 007-360-018-000)

WHEREAS, the Pioneer Union Elementary School District (PUESD) is requesting a recommendation on the Proposed Purchase of a School Site, Pursuant to California Public Resources Code Section 21151.2 and Finding of Consistency with the City's General Plan, Pursuant to California Government Code Section 65402 for the proposed acquisition of an elementary school site within the future Fargo Village Mixed Use Master Plan area (Project); and

WHEREAS, the proposed Project is located on real property in the City of Hanford on approximately 14.01 acres (net), APN 007-010-031-000, 007-360-018-000; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (California Public Resources Code Section 21000 et seq., hereafter CEQA); and

WHEREAS, the City has reviewed the Project and analyzed it based upon the provisions in Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

WHEREAS, Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review; and

WHEREAS, based on staff's review, there is no possibility that the proposed property acquisition will result in a physical change in the environment because the acquisition of the subject property does not approve any development project, nor does it disturb the physical environment; and

WHEREAS, California Public Resources Code Section 21151.2 requires that the Planning Commission provide its recommendation regarding site acquisition; and

WHEREAS, Government Code Section 65402 requires that the City planning agency (Planning Commission) review property acquisition for conformity with the adopted General Plan; and

WHEREAS, it has been determined that the proposed acquisition is in conformance with the goals and policies of the General Plan and a report of such finding shall be filed; and

WHEREAS, this Resolution and Planning Commission staff report will serve as the report to be provided to the PUESD, pursuant to Government Code Section 65402 and Public Resources Code Section 21151.2; and

WHEREAS, Planning Commission considered all of the information presented by staff and public testimony presented in writing and at the meeting prior to issuing its report in the form of this resolution.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Hanford finds the acquisition is exempt from CEQA based upon the following finding:

Finding: The Project is exempt from State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed acquisition is a “project” under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. There is no possibility that the proposed property acquisition will result in a physical change in the environment. The acquisition of the subject property does not approve any development project, nor does it disturb the physical environment. The future development of the site would be subject to review under CEQA. Therefore, no further environmental review is required.

BE IT FURTHER RESOLVED that the Planning Commission finds that the proposed acquisition of the elementary school site by the Pioneer Union Elementary School District is consistent with the City’s General Plan, specifically General Plan 3.9.3 Educational Facilities, Goals L26, L27, and Policies L98, L99, and L100, as evidenced in the Planning Commission staff report.

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

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 14th day of July, 2026

Jason Waters, Secretary

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

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June 24, 2026

VIA E-MAIL AND U.S. MAIL

Jason Waters, Deputy City Manager
City of Hanford
317 N. Douty Street
Hanford, California 93230

Re: Request for Reports on Proposed Property Acquisition
Public Resources Code § 21151.2 and Government Code § 65402 /Fargo Village Development

Dear Mr. Waters:

We submit this request on behalf of the Pioneer Union Elementary School District ("District"), which is in the process of evaluating the above-referenced real property ("Property") for acquisition as a future elementary school site ("Project"). The acquisition of the Property has been approved by the District's Governing Board and the transaction will move into escrow in the next several weeks. Please let me know if you would like a map of the Property.

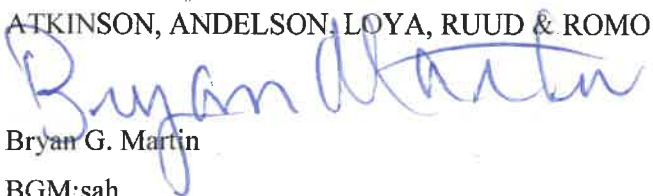
In accordance with Public Resources Code section 21151.2 and Government Code section 65402, the District requests a report detailing the Planning Commission's investigation and recommendations concerning the District's acquisition of the Property. Consistent with Section 21151.2, we respectfully request such investigation and a report be submitted to the District within 30 days after the City's receipt of this notice. The District is prepared to cooperate with the City regarding any applicable policies and procedures.

If the District does not receive a response within 30 days, or by July 24, 2026, it will be our understanding that the Planning Commission has no recommendations relative to the District's acquisition of the Property for the Project.

Thank you in advance for your assistance. If you have any questions or comments related to this request, please do not hesitate to contact me.

Very truly yours,

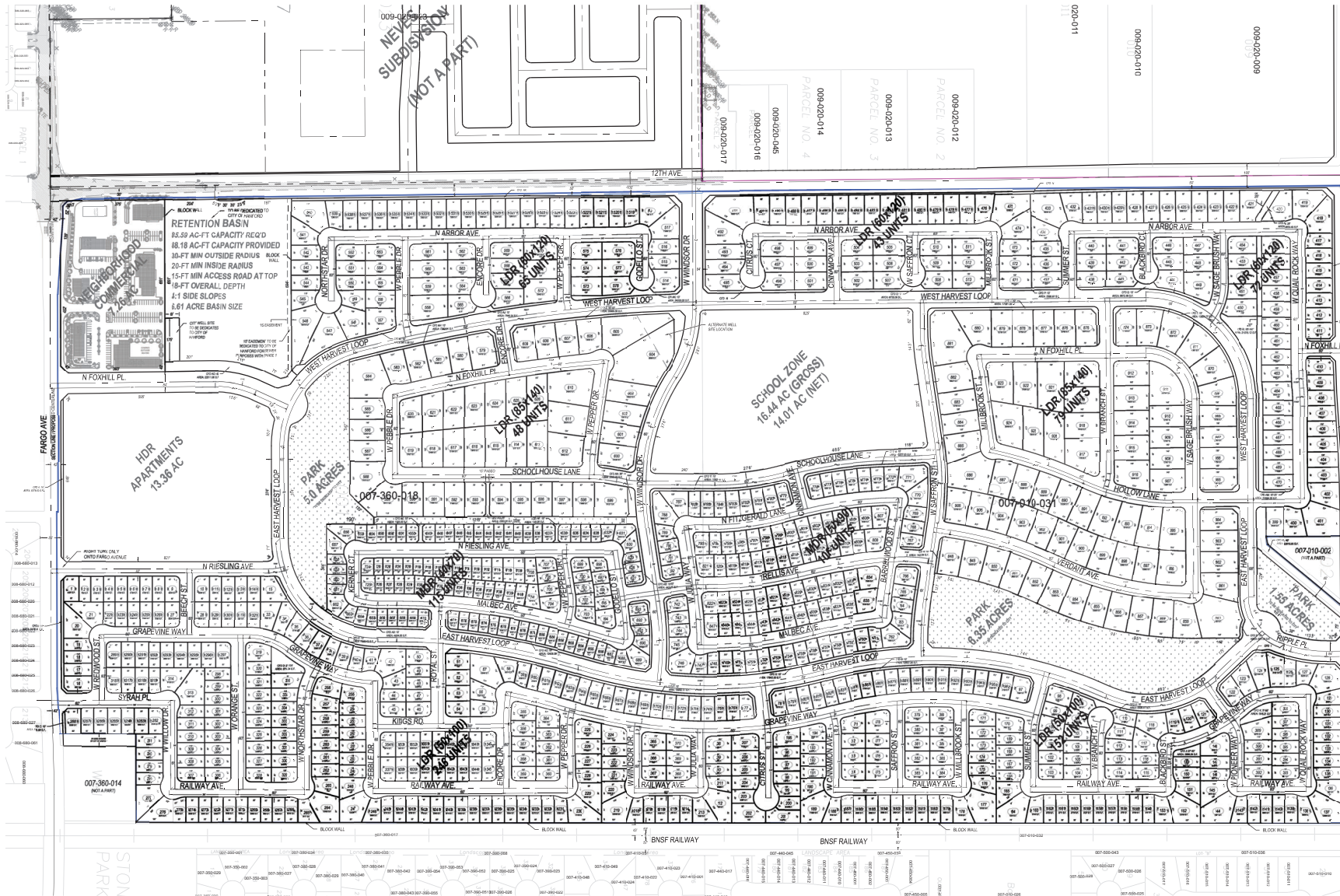
ATKINSON, ANDELSON, LOYA, RUUD & ROMO


Bryan G. Martin

BGM:sah

cc: Gabrielle Myers, Principal Planner
City of Hanford
(via email only)

John Raven, Superintendent
Pioneer Union Elementary School District
(via email only)



- NOTES:
- ALL EASEMENTS AND OR DEDICATIONS AS SHOWN ON THE LARGE LOT TENTATIVE MAP ARE INCORPORATED HERE BY REFERENCE.
 - ALL CONTOURS AS SHOWN ON THE LARGE LOT TENTATIVE MAP ARE APPLICABLE TO THIS MAP.
 - CITY/COUNTY LIMITS AS SHOWN ON THE LARGE LOT TENTATIVE MAP ARE INCORPORATED HERE BY REFERENCE.

