



Planning Commission Meeting Agenda

July 28, 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.

A. Community Development: Approval of the July 14, 2026 Minutes

PUBLIC HEARING:

A. Community Development:

Amended Annexation165: a request to reduce the previous proposed annexation boundary, in order to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction. Amended Prezone No. 0013-24: a request to amend the previous prezoning scope, in order to coincide with the amended annexation boundary. The prezone will apply to the properties proposed to be annexed as a R-M Medium-Density Residential (80.95 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with previously approved General Plan Amendment No. 0009-24. The amended project area is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). An additional parcel (APN 014-143-022) is also proposed to be

annexed and rezoned as part of the project scope.

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.



**Planning Commission Regular Meeting
Minutes**

**July 14, 2026 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
JUAREZ	McILWAINE
ESPARZA	NELSON
GILL	
HAM	

INVOCATION:

Pastor King, New Testament Baptist Church

FLAG SALUTE:

Chair HAM led the 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.

None.

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.

No items.

PUBLIC HEARING:

There were no public hearings.

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

Chair HAM called for the staff report. Principal Planner Gabrielle Myers presented the staff report, recommended approval, and invited questions of staff.

Citing Title 5, California Code of Regulations, Section 14010.d, which requires a safety study if a school site is within 1,500 feet of a railroad track easement, Commissioner GILL noted that there is a railroad which seems to be within 1,500 feet of the proposed school site.

Commissioner JUAREZ asked when the Commission will see the master plan for the project. Ms. Myers replied that they are still working on an associated development agreement, and they expect that will be presented within the next few months. He then asked if it would be better to delay approval of the proposed school site until after the master plan is presented. Ms. Myers explained that the acquisition is separate from the development approval. Even with this plan, the school district will likely present a site plan for staff to review. Schools are able to exempt themselves from the city's typical procedures. However, in accordance with this government code and the Public Resources Code, the Commission must make this finding within 30 days of the school district's request. What is being approved at this time is the acquisition of the site and finding it consistent with the General Plan.

Chair HAM recognized the representatives of the project and invited them to speak. Matt Smith, Woodside Homes' Vice President of Land Acquisition, expressed appreciation for their relationship with City of Hanford and noted some of their previous projects within the City. In response to Commissioner GILL'S concerns about the distance from the railroad, Mr. Smith stated that he believes it is just outside 1,500 feet; he will verify that. He shared highlights of the proposed project, including a walking trail, parks, and connectivity to commercial. He invited questions. Commissioner GILL asked if there will be any sidewalks outside the subdivision. Mr. Smith replied that there will be a block wall, sidewalk, and landscaping.

Motion 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).

RESULT: (UNANIMOUS)
MOVER: ESPARZA
SECONDER: GILL
AYES: ESPARZA, GILL, JUAREZ, HAM

DIRECTOR'S COMMENTS:

None.

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).

Chair HAM:

- He noticed an upcoming gaming event at the courthouse posted on social media and asked if this is something the Planning Commission would need to approve. Ms. Myers was not familiar with it and asked Chair HAM to forward the information to her. It may be something through Parks & Community Services.
- He stated that Planning Commissioners are supposed to maintain a good attendance record for the meetings and are to notify staff if they need to be absent. He noted that the Vice-Chair has missed several meetings and requested that staff review his attendance record. If it becomes necessary to vote in a new Vice-Chair, he recommends some training for that position, as the other Planning Commissioners are new. Ms. Myers stated that she can check into next steps with Jason, when he returns to the office.

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.

Chair HAM adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: July 28, 2026

PROJECT: Amended Annexation 165: a request to reduce the previous proposed annexation boundary, in order to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction.

Amended Prezone No. 0013-24: a request to amend the previous rezoning scope, in order to coincide with the amended annexation boundary. The prezone will apply to the properties proposed to be annexed as a R-M Medium-Density Residential (80.95 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with previously approved General Plan Amendment No. 0009-24.

LOCATION: The amended project area is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). An additional parcel (APN 014-143-022) is also proposed to be annexed and rezoned as part of the project scope.

PLANNER: Gabrielle Myers, Principal Planner

STAFF RECOMMENDATION

Annexation:

1. Find that the proposed Annexation No. 165 (as amended) is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Pre-Zone:

2. Adopt Resolution No. 2026-13, recommending approval of Amended Prezone No. 0013-24 to the City Council.

RECOMMENDED MOTIONS

Annexation:

1. I move to find that the proposed Annexation No. 165 (as amended) is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Pre-Zone:

2. I move to adopt Resolution No. 2026-13, recommending approval of Amended Prezone No. 0013-24 to the City Council.

BACKGROUND

On January 20, 2026, following a recommendation by the Planning Commission, the City Council approved/certified the following actions:

1. Certification of the Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project.
2. Adoption of Resolution No. 25-68-R, initiating proceedings for Annexation No. 165 and direction to staff to file the appropriate application with the Local Agency Formation Commission (LAFCO) of Kings County.
3. Adoption of Resolution No. 25-69-R, approving General Plan Amendment No. 0009-24.
4. Adoption of Ordinance No. 25-13, approving Prezone No. 0013-24. (Adopted on 2nd reading on February 3, 2026)
5. Adoption of Resolution No. 25-70-R, approving Tentative Subdivision No. 0012-24 (TT 945).
6. Adoption of Resolution No. 25-71-R, approving Planned Unit Development No 0037-24.

The original project request included:

Annexation165: a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres).

General Plan Amendment No. 0009-24: a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site.

Prezone No. 0013-24: a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

Tentative Subdivision Map 00012-24: a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay.

Planned Unit Development No. 0037-24: a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Mitigated Negative Declaration No. 2025-73 (SCH #2024121093): a request to certify that the project will have a less than significant adverse impacts on the environment with the incorporation of mitigation measures.

Amended Request

Following forwarding of the annexation application to the Local Agency Formation Commission (LAFCo) of Kings County, the City received a request to amend the original annexation request from the applicant, in order to reduce the area to be annexed into the City.

Amended Annexation165 is a request to reduce the previous proposed annexation boundary, in order to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction.

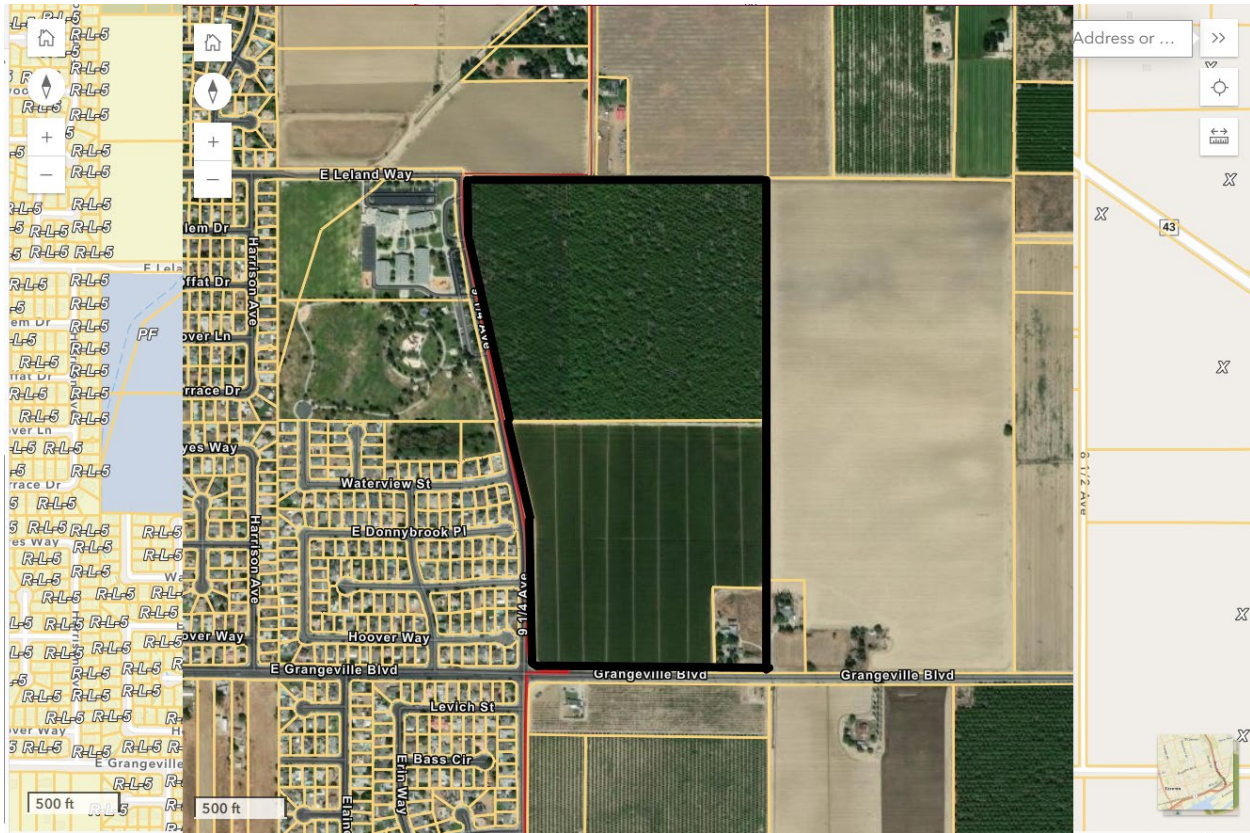
Amended Prezone No. 0013-24 is a request to amend the previous prezoning scope, in order to coincide with the amended annexation boundary. The prezone will apply to the properties proposed to be annexed as a R-M Medium-Density Residential (80.95 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with previously approved General Plan Amendment No. 0009-24.

Background: A portion of the area proposed to be annexed has an approved subdivision map, Tentative Subdivision Map 00012-24, which was a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site. The subdivision has an approved planned unit development overlay, Planned Unit Development No. 0037-24, which was a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the residential subdivision, including reduced lot size, lot width, lot depth, setbacks, and increased driveway paved surface allowance.

A Mitigated Negative Declaration was certified for the project (SCH # 2024121093). A Mitigation Monitoring and Reporting Program was required, and a Notice of Determination was filed for the project on January 28, 2026.

Location of Project: The amended project area is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). An additional parcel (APN 014-143-022) is also proposed to be annexed and prezoned as part of the project scope.

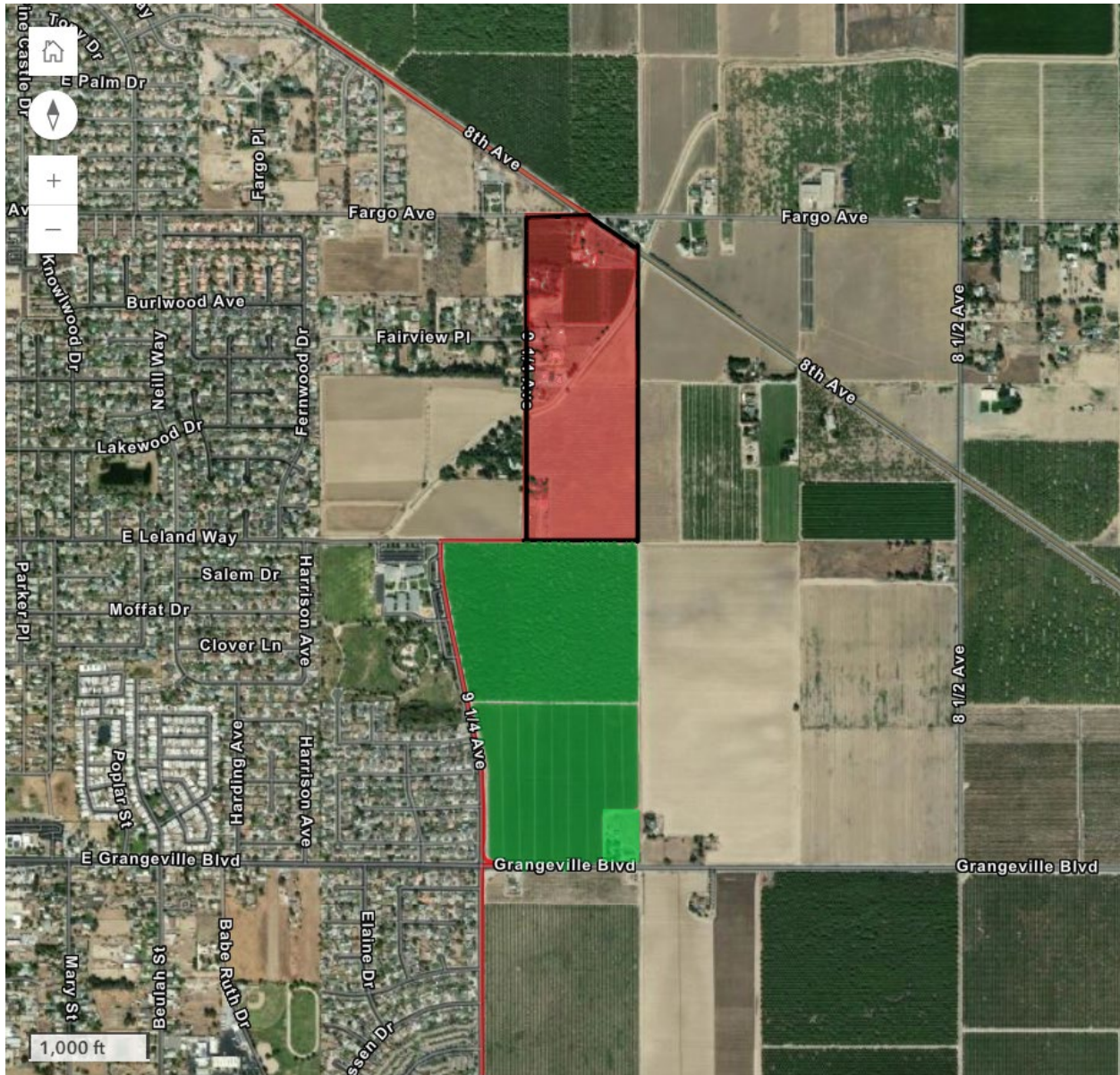
**Figure 1:
Project Location**



The former additional annexation area boundary, encompassing 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018), has been removed from the annexation and prezone request and is proposed to remain within the Kings County Jurisdiction and Kings County's zoning designation.

Figure 2:
Parcels Excluded vs. Included in Annexation

(Parcels removed from original annexation request shown in **red**; parcels proposed to be annexed shown in **green**)

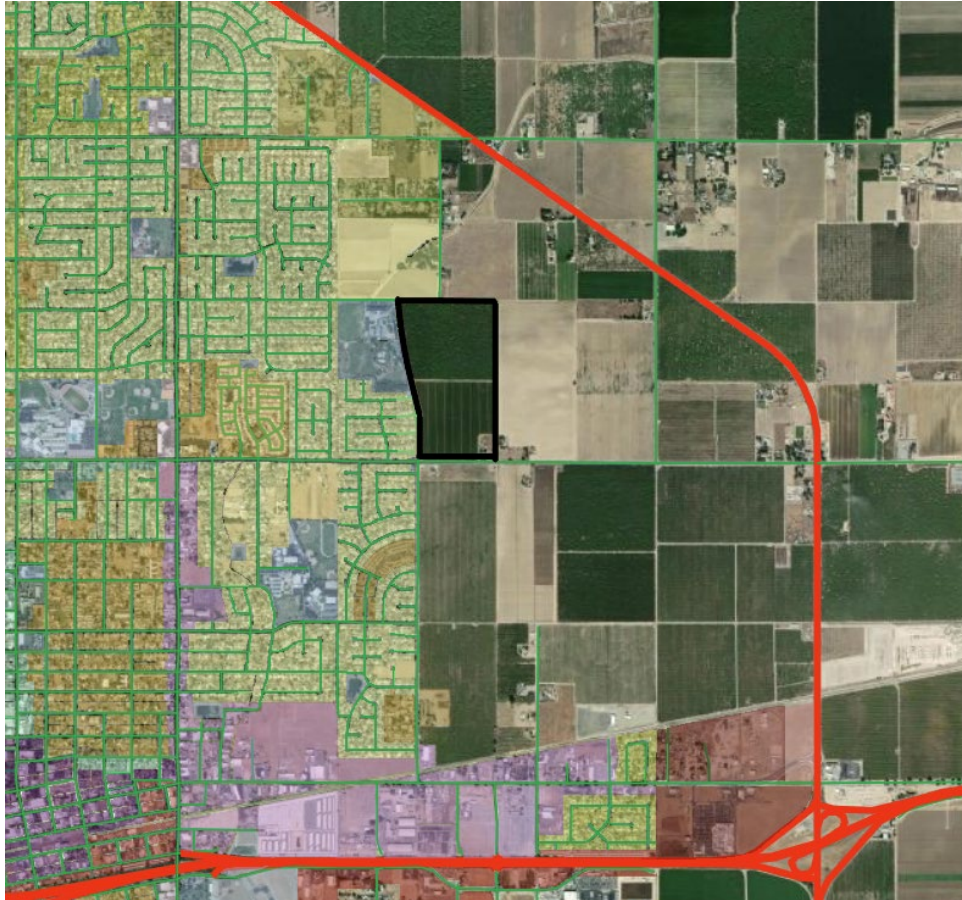


PROJECT DESCRIPTION

Amended Annexation 165

Amended Annexation 165 is a request to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the east, not proposed to be developed at this time (3.04 acres). See Figure 3 and **Attachment 1**.

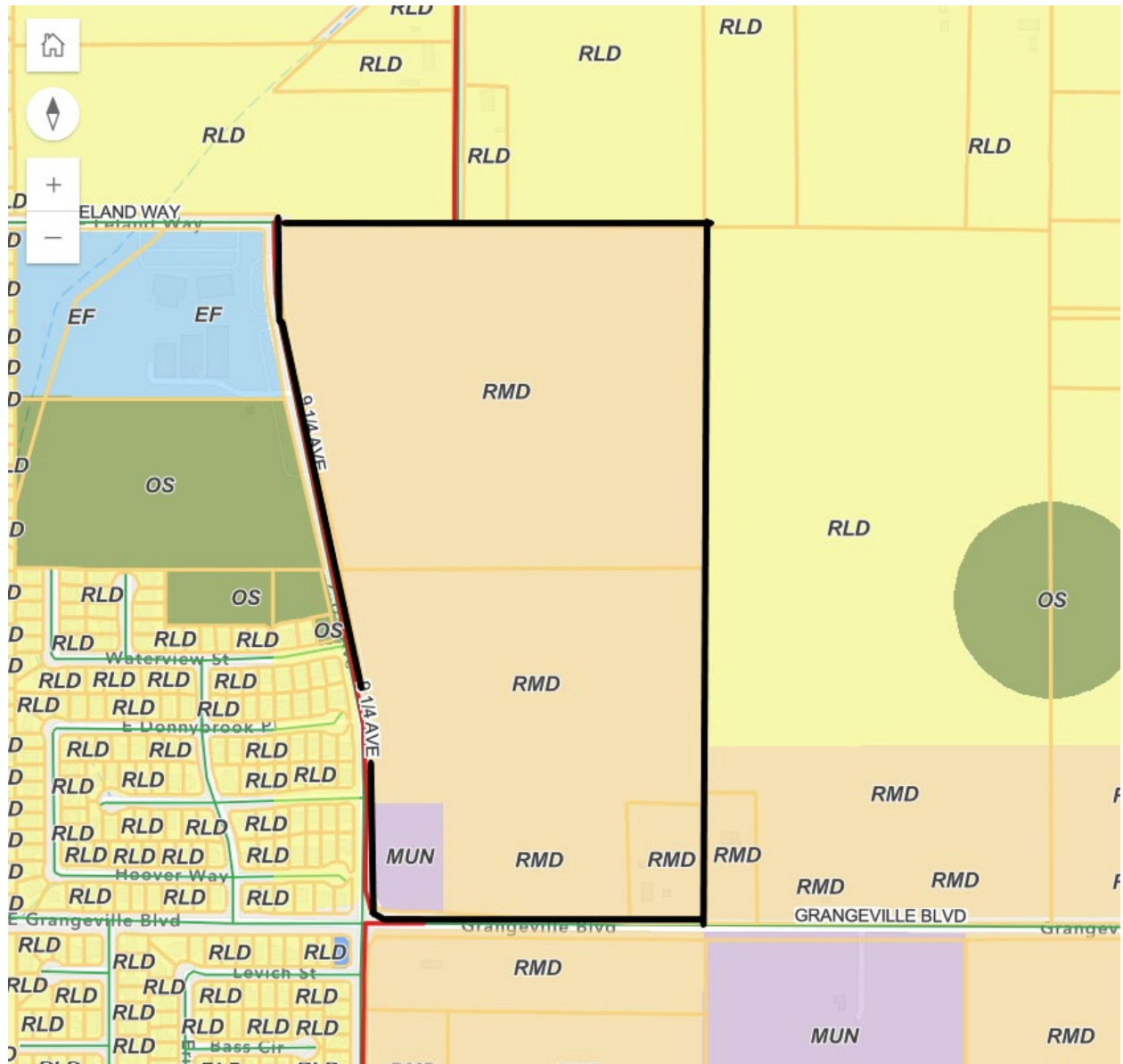
Figure 3:
Amended Annexation Area (shown in bold)



General Plan Designation

General Plan Amendment No. 0009-24 was approved in January for the project area. General Plan Amendment No. 0009-24 was a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site.

Figure 4: General Plan Designation
(as approved by General Plan Amendment No. 0009-24)

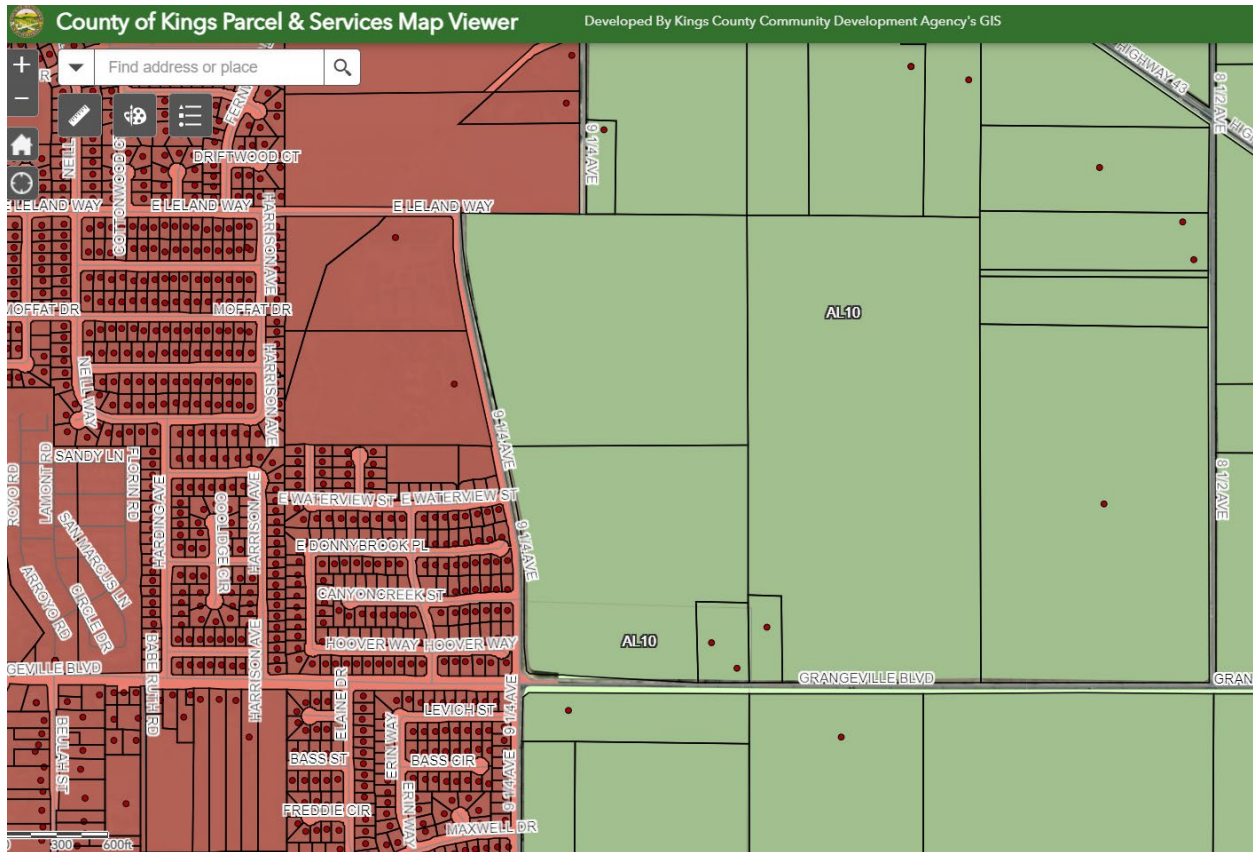


Zoning

Current

The property is currently in the Kings County Jurisdiction and zoned AL-10 Limited Agriculture.

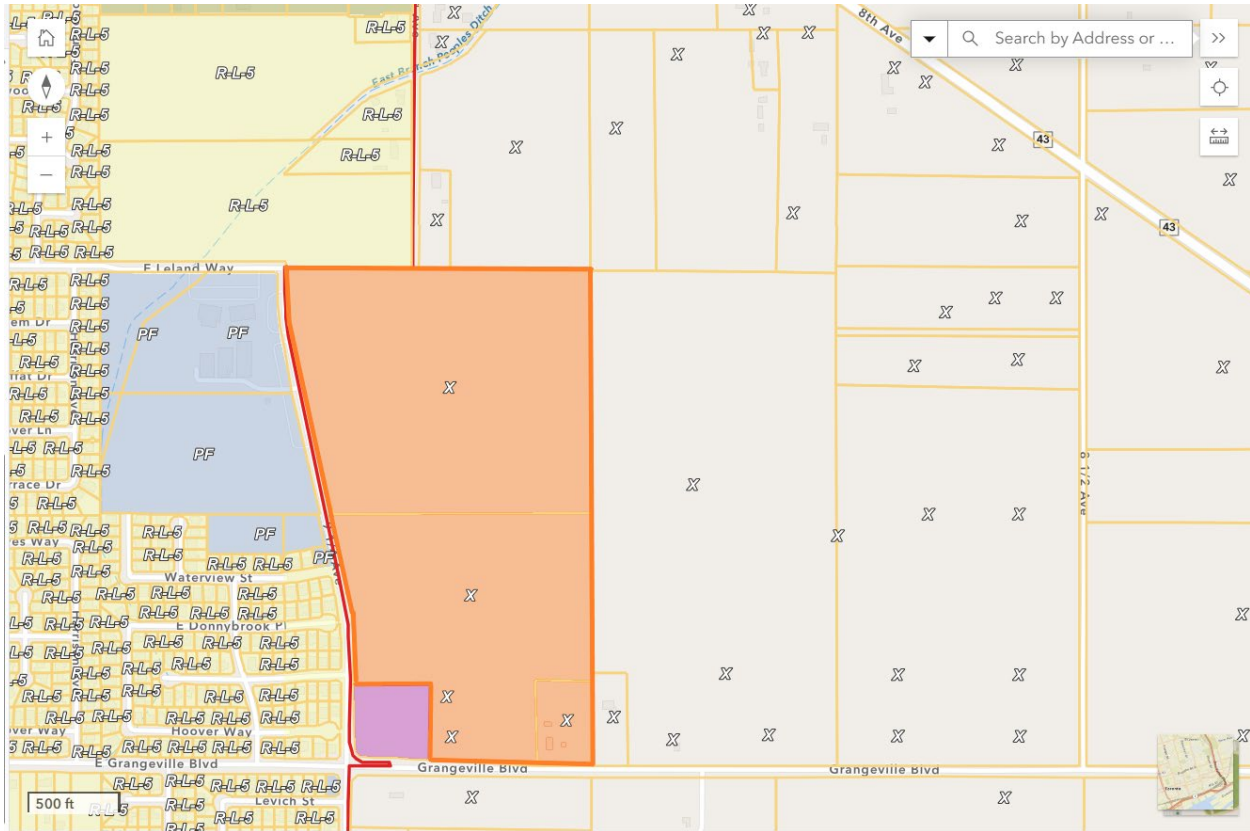
Figure 5: Kings County Zoning
AL-10



Amended Prezone No. 0013-24

Amended Prezone No. 0013-24 is a request to amend the previous prezoning scope, in order to coincide with the amended annexation boundary. The prezone will apply to the properties proposed to be annexed as a R-M Medium-Density Residential (80.95 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with previously approved General Plan Amendment No. 0009-24.

Figure 6: Amended Prezone No. 0013-24
(R-M Medium Density Residential and MX-N Neighborhood Mixed Use)



Existing Land Use

The annexation area includes two parcels formerly utilized for agriculture and one large lot single-family residence.

Approved Entitlements:

Tentative Subdivision Map 00012-24 (TT 945) was approved for the project site. Tentative Tract 945 was a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay.

Planned Unit Development No. 0037-24 was also approved for the project site and was a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Tentative Tract 00012-24 (TT 945) is attached for reference – **Attachment 2**.

PROJECT EVALUATION

Amended Annexation No. 165

Amended Annexation 165 is a request to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the east, not proposed to be developed at this time (3.04 acres). See Figure 3 and **Attachment 1**.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. The annexation process can serve as an interim growth management tool, by limiting annexation to only the land that is needed for growth at the time.

The Hanford Planning Commission is charged with reviewing proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission will need to find that Annexation 165 is consistent with the Hanford General Plan Policy L15 and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence, as shown in **Attachment 3**.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: A Plan for Services has been prepared by Engineering for Water, Sanitary Sewer, and Storm Drainage – see **Attachment 4**.

Fire and Police

Fire and police services are adequate to service the area to be annexed. Impacts to fire and police services will be mitigated through payment of impact fees.

School

Since the proposed area proposed to be annexed will be developed, as shown in approved Tentative Tract 945, which includes the addition of 650 residential units, the number of students in the school district will increase. The residential development project's developer will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq. These fees are used to construct new or expanded school facilities.

The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focuses on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan, along with other plans, standards, and codes, to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The applicant proposes the development of an 83.61-acre development in the northeast planning area. Available land for new development within the City limits is limited. Within the existing City limits, the majority of the property available for residential development has been developed or has been entitled. The proposal is considered implementation of the General Plan.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The territory to be annexed is directly contiguous to the current City limits to the north (portion) and west. One annexation is in progress south of the project site – shown in green.

[illegible]

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Favorable Factors for Annexation

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Page 17 of 39

2. The proposed annexation conforms to the adopted General Plan.

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Medium-Density Residential and Neighborhood Mixed Use. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford. APN 014-143-078 and 014-143-069 of the annexation area are proposed to be developed as shown in Tentative Tract 945. Tentative Tract 945 proposes the development of 650 residential units (350 single-family and 300 multi-family), as well as 5.45 acres of commercial development. The development is consistent with the General Plan.

The annexation is consistent with the General Plan Section 3.2.4, which states, “Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.” The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

3. The proposed area is consistent with the sphere of influence.

Analysis: The property proposed to be annexed is within the City’s Primary Sphere of Influence, as shown in **Attachment 3**.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: **Unable to make finding.** The annexation area comes with consent of two property owners; however, the remaining property owner has not consented to the annexation.

FINDINGS FOR APPROVAL

Annexation No. 165

The Hanford Planning Commission is charged with reviewing the proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council.

Annexation 165 is consistent with the Hanford General Plan Policy L15 and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: The property proposed to be annexed is within the City’s Primary Sphere of Influence, as shown in **Attachment 3**.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: A Plan for Services has been prepared by Engineering for Water, Sanitary Sewer, and Storm Drainage – see **Attachment 4**.

Fire and Police

Fire and police services are adequate to service the area to be annexed. Impacts to fire and police services will be mitigated through payment of impact fees.

School

Since the proposed area proposed to be annexed will be developed, as shown in approved Tentative Tract 945, which includes the addition of 650 residential units, the number of students in the school district will increase. The residential development project's developer will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq. These fees are used to construct new or expanded school facilities.

The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focuses on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan, along with other plans, standards, and codes, to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The applicant proposes the development of an 83.61-acre development in the northeast planning area. Available land for new development within the City limits is limited. Within the existing City limits, the majority of the property available for residential development has been developed or has been entitled. The proposal is considered implementation of the General Plan.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The territory to be annexed is directly contiguous to the current City limits to the north (portion) and west. One annexation is in progress south of the project site – shown in green.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: A Plan for Services is attached (**Attachment 4**).

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Medium-Density Residential and Neighborhood Mixed Use. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Medium-Density Residential and Neighborhood Mixed Use. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford. APN 014-143-078 and 014-143-069 of the annexation area are proposed to be developed as shown in Tentative Tract 945. Tentative Tract 945 proposes the development of 650 residential units (350 single-family and 300 multi-family), as well as 5.45 acres of commercial development. The development is consistent with the General Plan.

The annexation is consistent with the General Plan Section 3.2.4, which states, "Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services." The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

3. The proposed area is consistent with the sphere of influence.

Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence, as shown in **Attachment 3**.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: **Unable to make finding.** The annexation area comes with consent of two property owners; however, the remaining property owner has not consented to the annexation.

Amended Prezone No. 0013-24

In accordance with HMC Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Amended Prezone No. 0013-24 is internally consistent with the goals, objectives, and policies of the General Plan, including Medium-Density Residential Policies L34 – L37 and Neighborhood Mixed Use policies L60 – L64, and Annexation Policies L15 and L17. The development proposed in the annexation area, under Tentative Tract 945, conforms with the regulations pertaining to the R-M Medium-Density Residential zone district and MX-N Neighborhood Mixed Use zone district, except where expressly modified under Planned Unit Development No. 0037-24.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program for Mitigated Negative Declaration No. 2025-73, for which a Notice of Determination was filed.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That job-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a job-rich area.

The project conforms to the General Plan, as amended through General Plan Amendment No. 0009-24, which proposed the up-zoning of approximately 72.92 acres of Low-Density Residential to Medium-Density Residential and the addition of a 5.45-acre Neighborhood Mixed Use site. The site will increase both housing opportunity and commercial activity, thus maintaining an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the anticipated land uses on the subject site include one large-lot single family residence, small lot single-family residences, duplexes, low-rise apartments, and neighborhood commercial uses, as proposed under Tentative Tract 945. The anticipated land uses for the annexation area include medium-density residential and mixed-use development. The anticipated land uses are compatible with the surrounding land uses and planned land uses in the area, which include agricultural land, a future regional park, single-family and multi-family residential.

ENVIRONMENTAL ASSESSMENT

The original project's scope was evaluated in an initial study, in accordance with the California Environmental Quality Act (CEQA). The Initial Study analyzed the project's potential impacts on

Aesthetics	Land Use and Planning
Agriculture and Forest Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Energy	Parks and Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities and Service Systems
Hydrology and Water Quality	Wildfire

Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2025-73 was certified by the City Council on January 20, 2026. A Notice of Determination was filed for the project – **Attachment 5**.

The Mitigated Negative Declaration and associated documents can be viewed on CEQAnet: <https://ceqanet.lci.ca.gov/2024121093/2>

The environmental document covers the entire project boundary and development; therefore, additional environmental review is not required.

PUBLIC COMMENTS

Notice of Public Hearing for the amended project was published in the Hanford Sentinel and mailed to property owners within 300 ft. of the project site on July 8, 2026. The Community Development Department has not received comments on the projects as of the date of preparation of this report.

STAFF RECOMMENDATION

Annexation:

1. Find that the proposed Annexation No. 165 (as amended) is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with

a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Pre-Zone:

2. Adopt Resolution No. 2026-13, recommending approval of Amended Prezone No. 0013-24 to the City Council.

Applicant:

N&M Tulare, LLC
1878 N. Mooney Boulevard
Tulare, CA 93724

RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF AMENDED PREZONE NO. 0013-24 TO THE CITY COUNCIL. AMENDED PREZONE NO. 0013-24: A REQUEST TO PREZONE THE PROPERTIES AS A R-M MEDIUM-DENSITY RESIDENTIAL (78.16 ACRES) AND MX-N NEIGHBORHOOD MIXED USE (5.45 ACRES), CONSISTENT WITH THE APPROVED GENERAL PLAN AMENDMENT 0009-24. THE PROJECT SITE IS LOCATED NORTH OF GRANGEVILLE BOULEVARD AND EAST OF 9 ¼ AVENUE (APN 014-143-069, -078, AND -022).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on July 28, 2026 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, an application, filed by N&M Tulare, LLC , for Amended Prezone No. 0013-24, a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the approved General Plan Amendment 0009-24, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on July 28, 2026; and,

WHEREAS, the project is located north of Grangeville Boulevard and east of 9 ¼ Avenue (APNs 014-143-069, 014-143-078, and 014-143-022,); and

WHEREAS, the City of Hanford Planning Commission considered the Prezone, in accordance with Section 17.88 of the Hanford Municipal Code, at its regularly scheduled meeting on July 28, 2026 and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

WHEREAS, Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, Mitigated Negative Declaration No. 2025-78 (SCH# 2024121093) was certified by the City Council on January 20, 2026 for the project, a Notice of Determination was filed, and a Mitigation and Monitoring Reporting Program, attached as **Exhibit B**, was adopted; and

NOW THEREFORE BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.040 of the Hanford Municipal Code, recommends approval to the City Council of Amended Prezone No.0013-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Amended Prezone No. 0013-24 is internally consistent with the goals, objectives, and policies of the General Plan, including Medium-Density Residential Policies L34 – L37 and

Neighborhood Mixed Use policies L60 – L64, and Annexation Policies L15 and L17. The development proposed in the annexation area, under Tentative Tract 945, conforms with the regulations pertaining to the R-M Medium-Density Residential zone district and MX-N Neighborhood Mixed Use zone district, except where expressly modified under Planned Unit Development No. 0037-24.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program for Mitigated Negative Declaration No. 2025-73, for which a Notice of Determination was filed.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That job-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a job-rich area.

The project conforms to the General Plan, as amended through General Plan Amendment No. 0009-24, which proposed the up-zoning of approximately 72.92 acres of Low-Density Residential to Medium-Density Residential and the addition of a 5.45-acre Neighborhood Mixed Use site. The site will increase both housing opportunity and commercial activity, thus maintaining an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the anticipated land uses on the subject site include one large-lot single family residence, small lot single-family residences, duplexes, low-rise apartments, and neighborhood commercial uses, as proposed under Tentative Tract 945. The anticipated land uses for the annexation area include medium-density residential and mixed-use development. The anticipated land uses are compatible with the surrounding land uses and planned land uses in the area, which include agricultural land, a future regional park, single-family and multi-family residential.

THEREFORE, BE IT RESOLVED that Amended Prezone No. 0013-24 be recommended for approval to the City Council, subject to the following condition(s):

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

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 28th day of July 2026.

Jason Waters, Secretary

Amended Prezone No. 0013-24
(project site outlined in red)

Amended Prezone No. 0013-24
(R-M Medium Density Residential and MX-N Neighborhood Mixed Use)

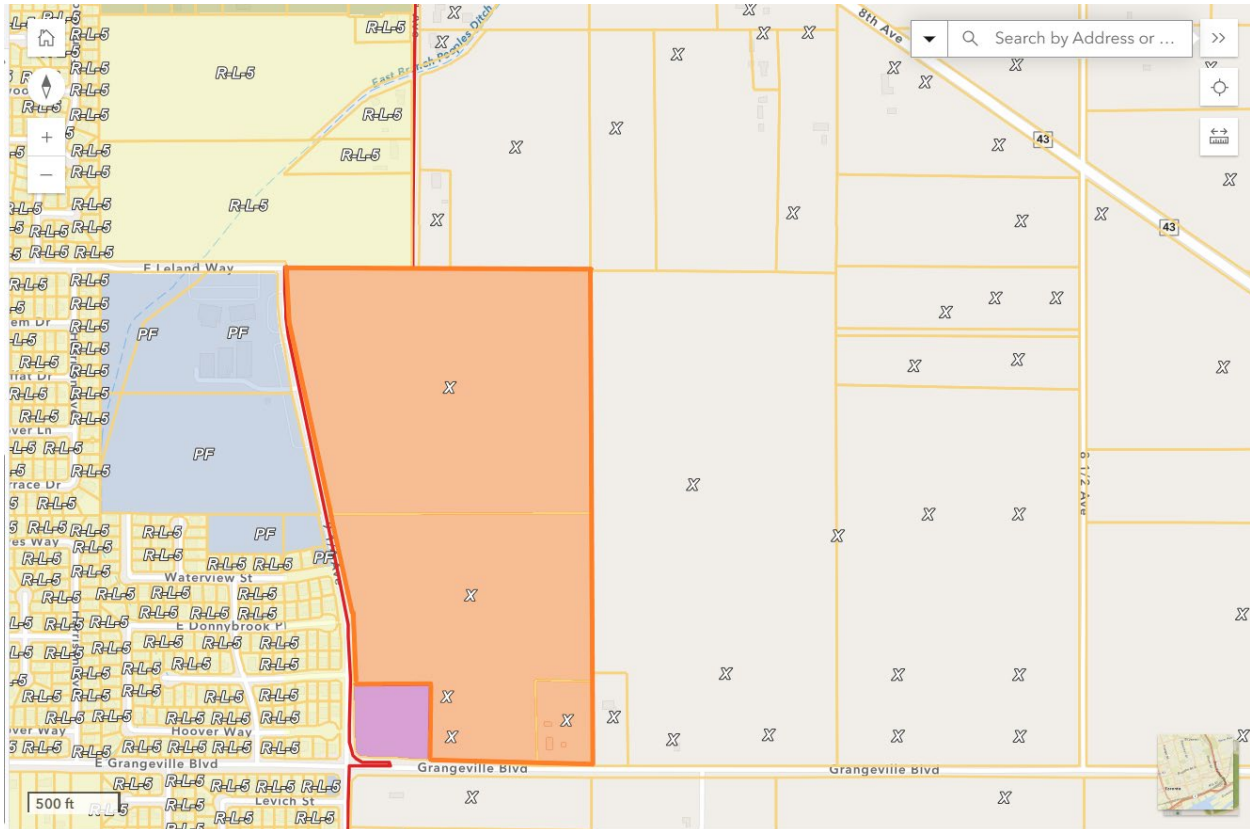


Exhibit B
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

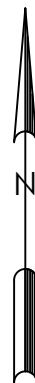
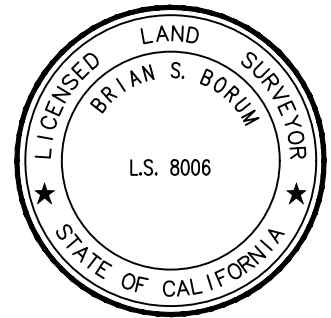
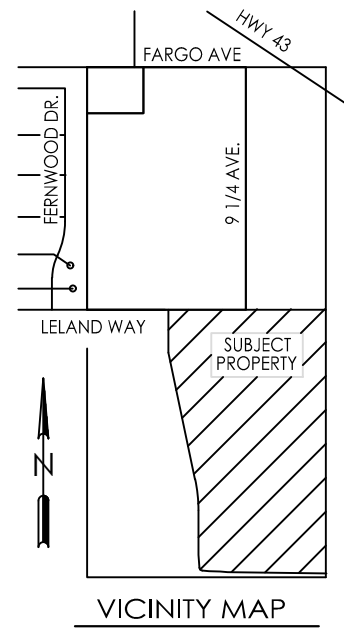
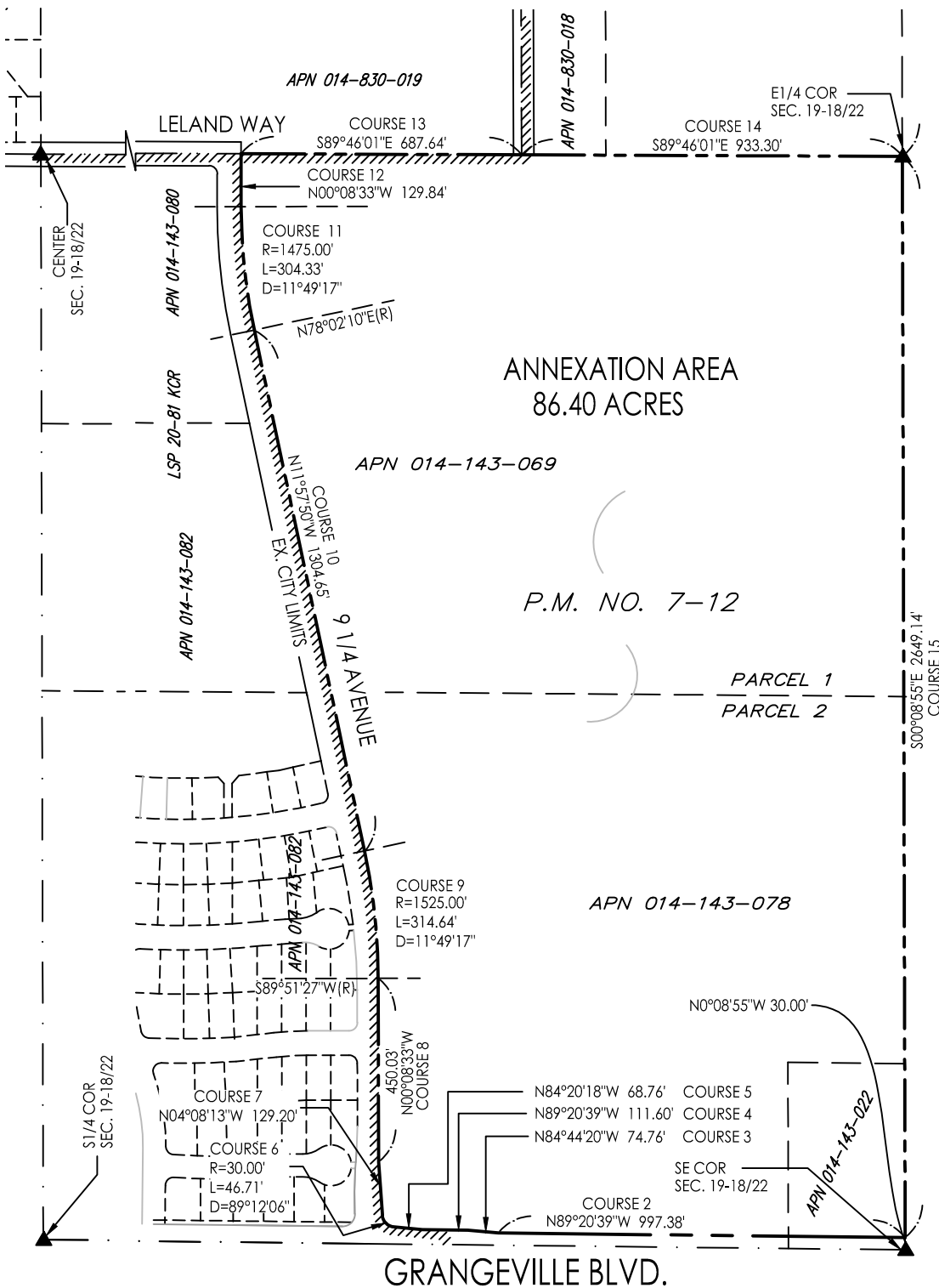
Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for	Applicant Developer Builder	7 days prior to construction	City of Hanford	

other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

(SEE EXHIBIT B-2)



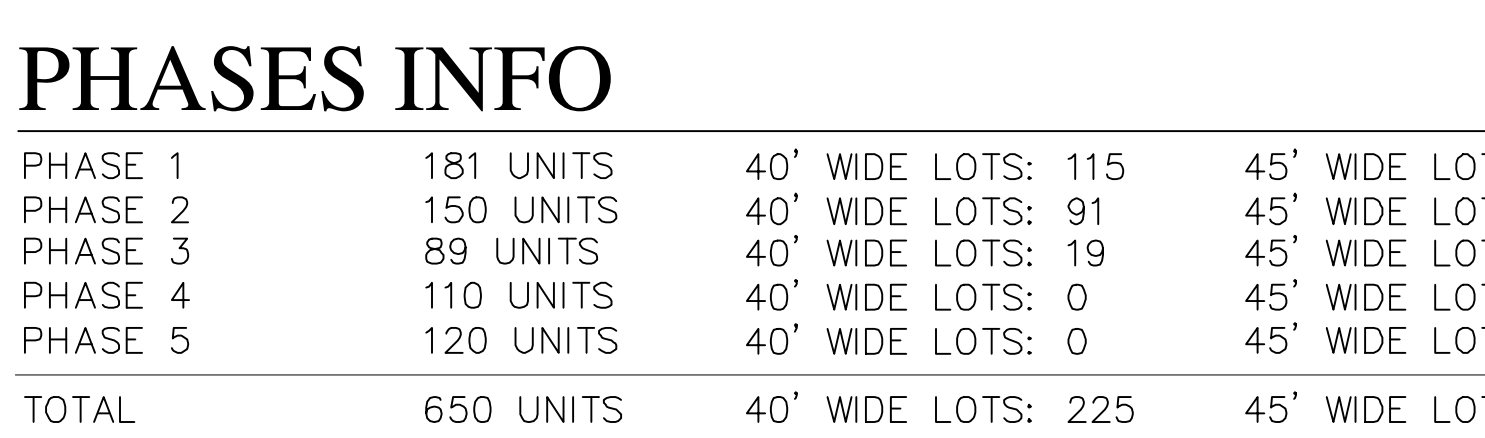
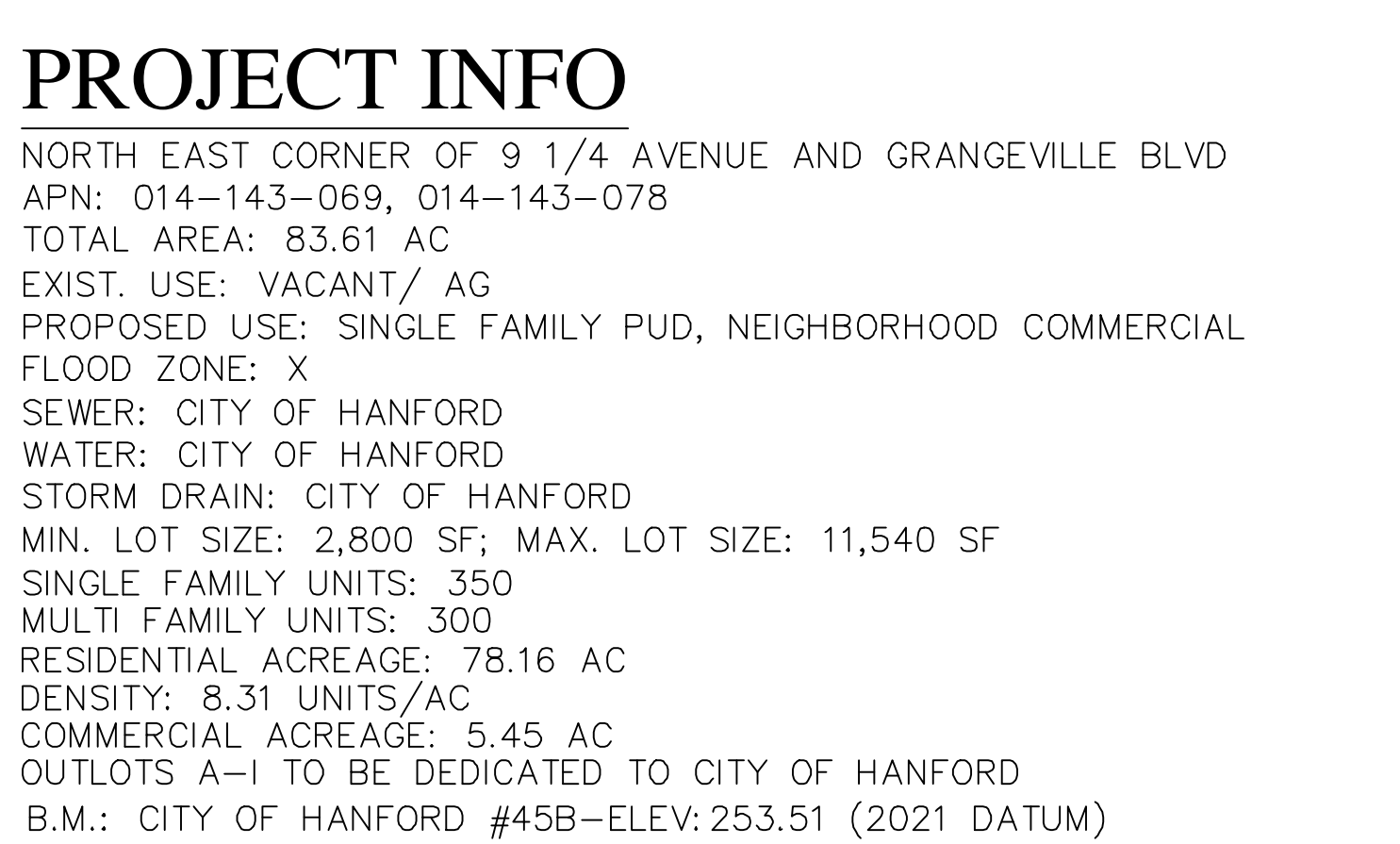
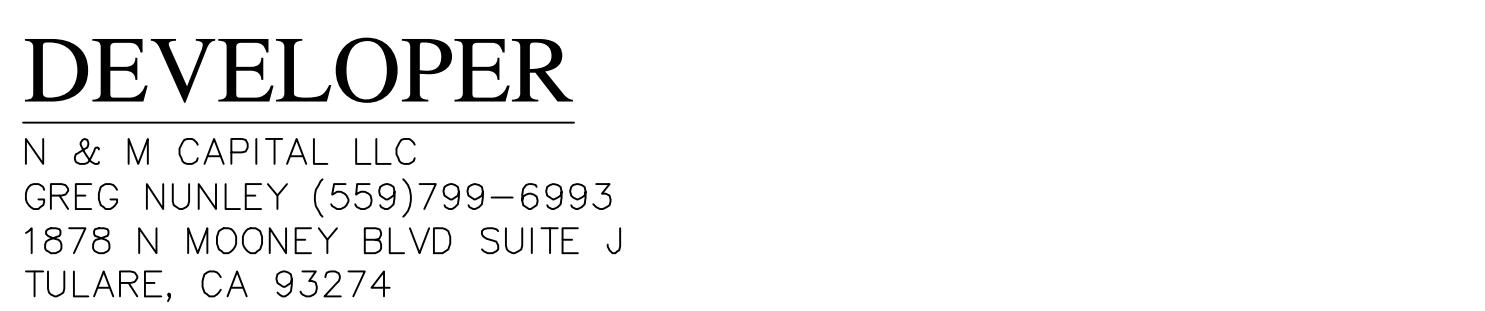
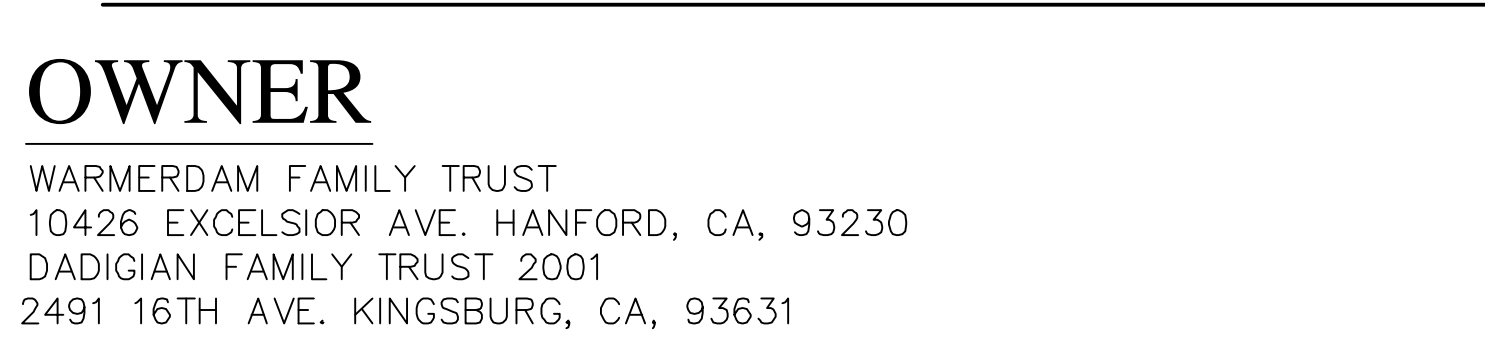
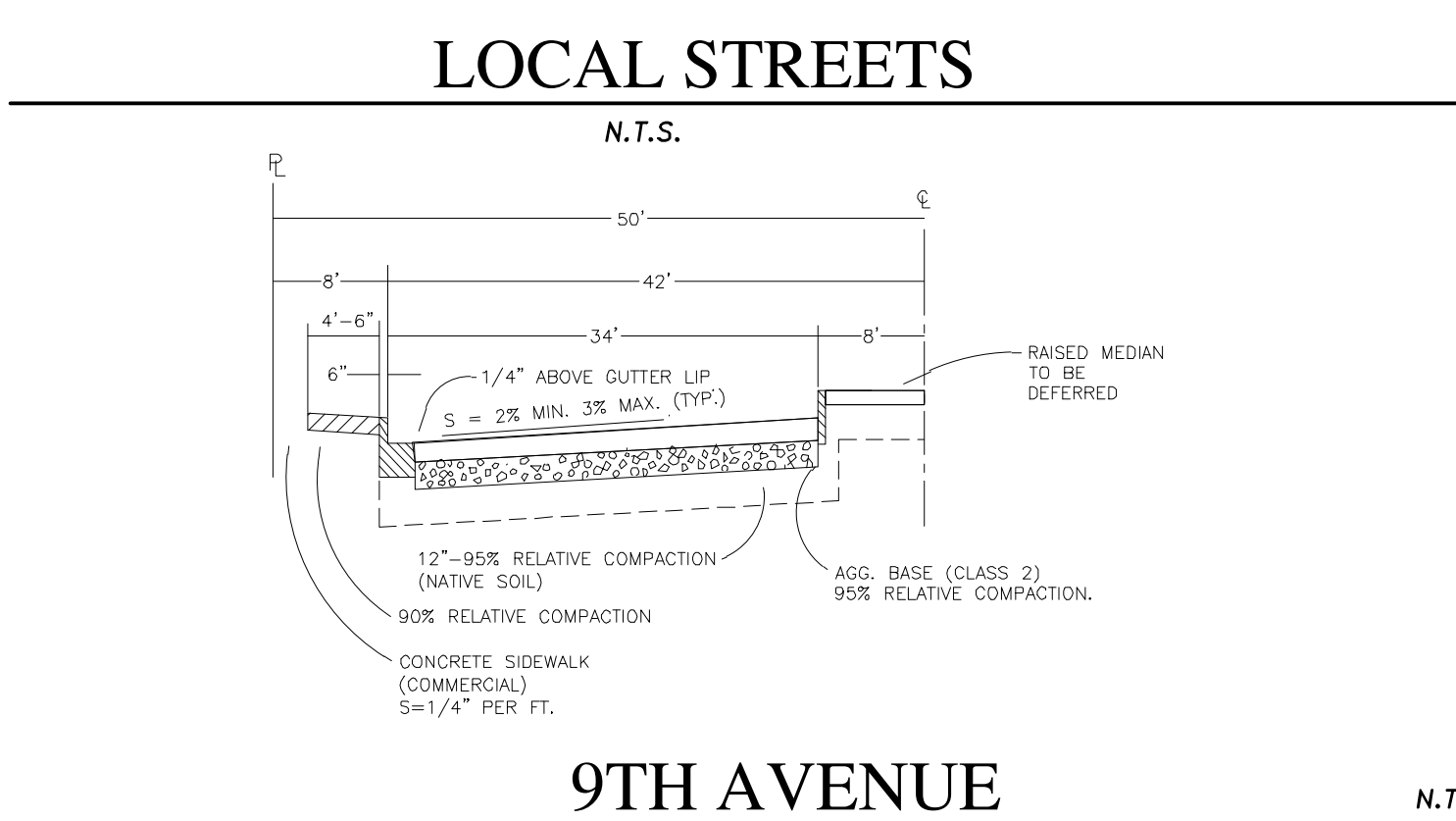
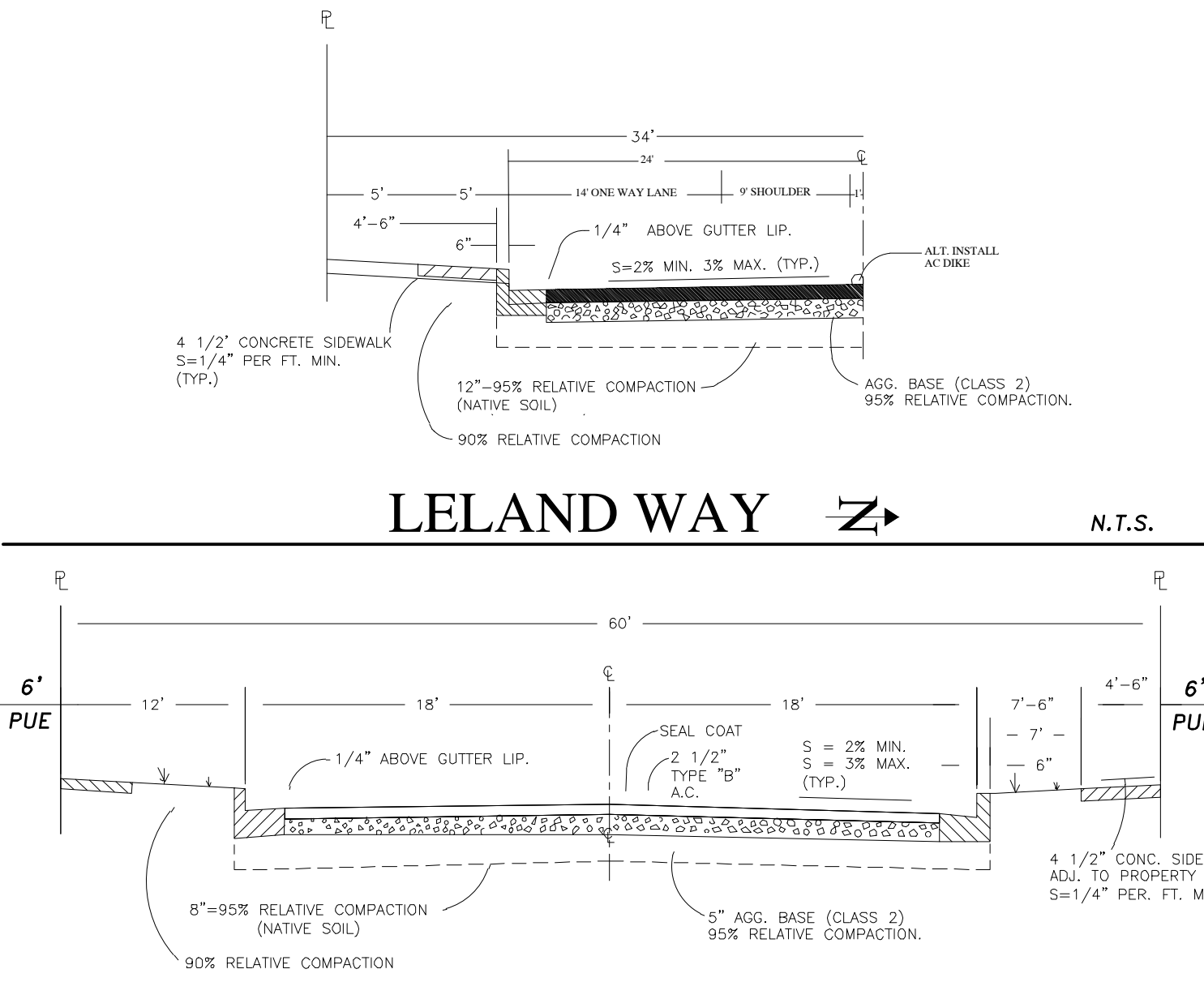
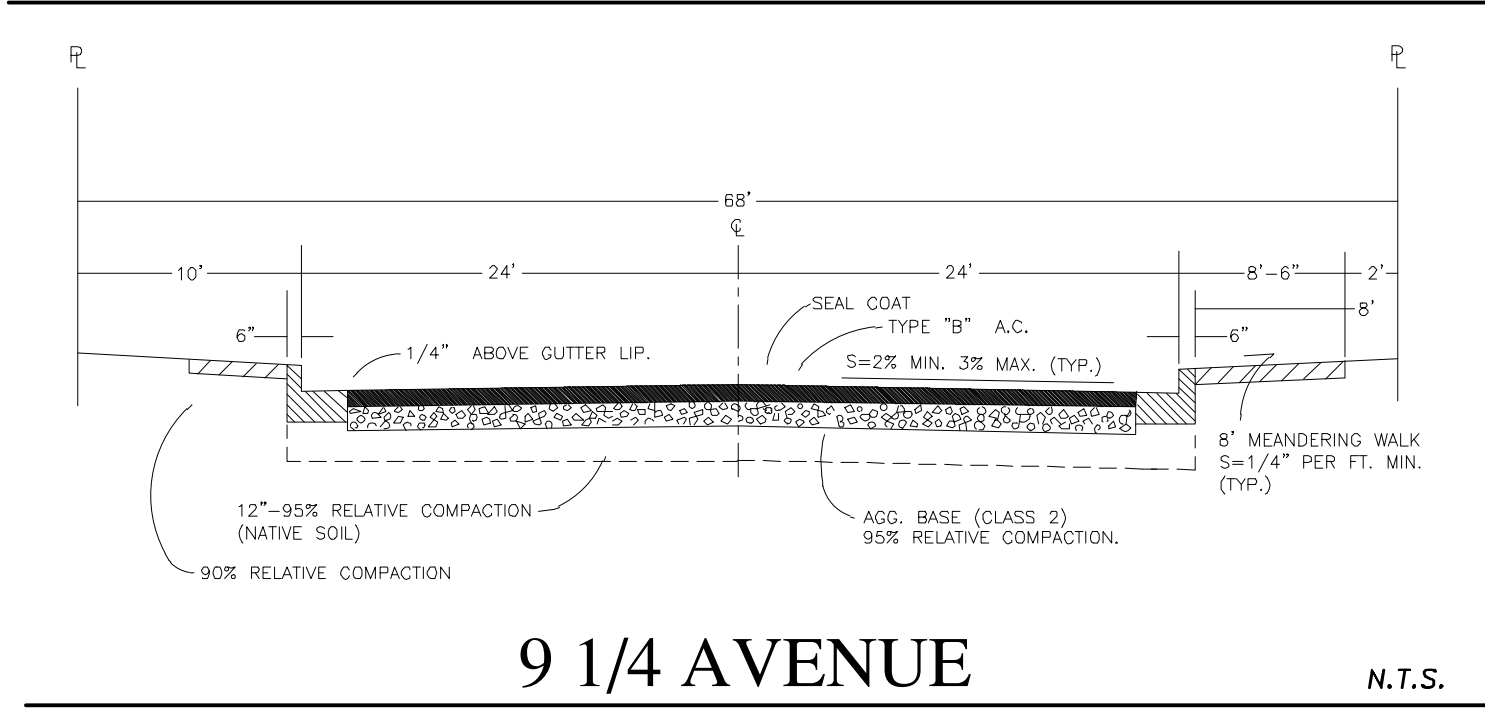
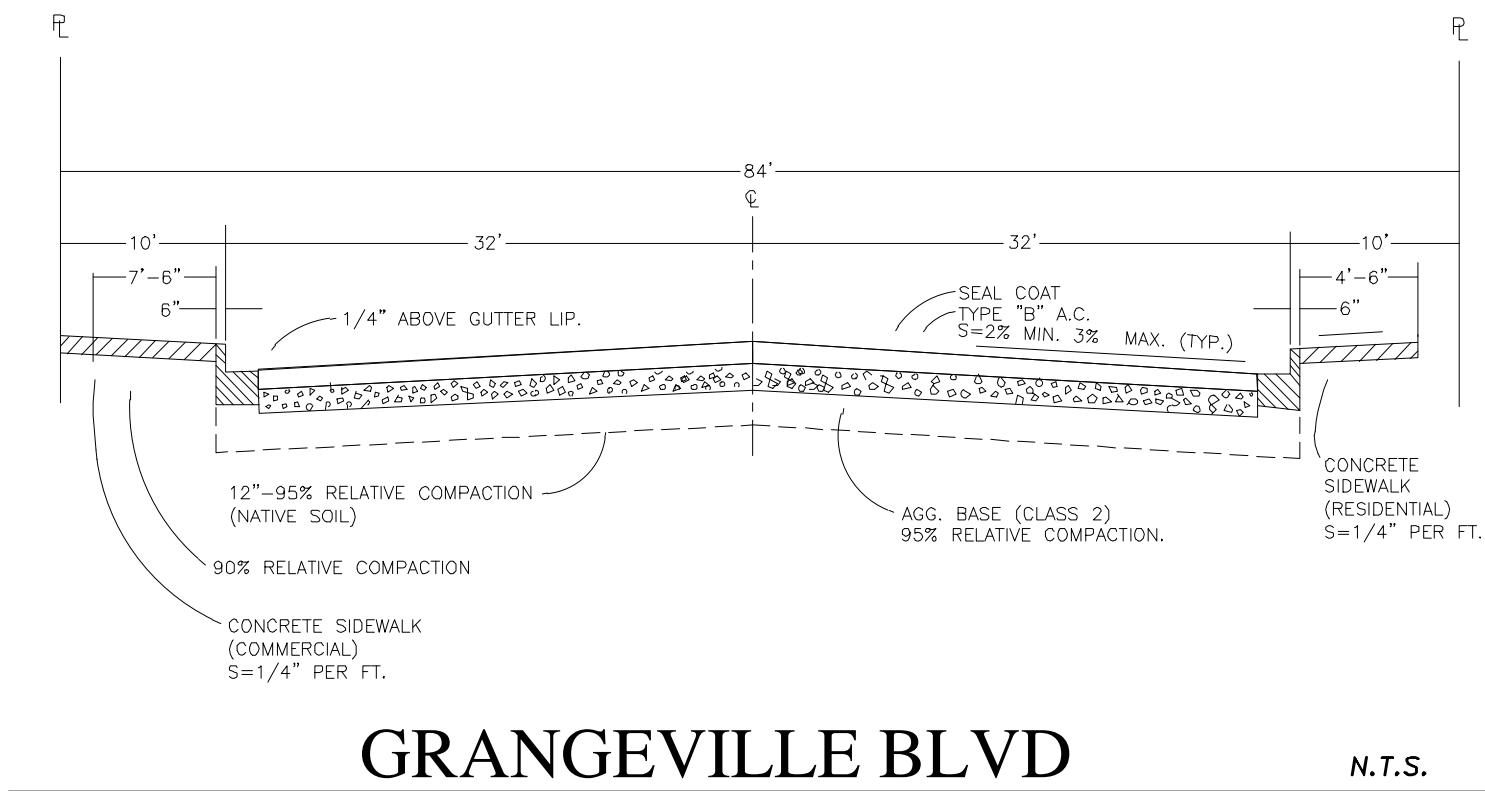
SCALE: 1" = 400'



DATE: 7-2-26
DRAWN: BM
CHECKED: BB
PROJECT: 24186

EXHIBIT B-1
CITY OF HANFORD
ANNEXATION NO. 2025 - _____
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
810 W. ACEQUIA ST.
VISALIA, CA 93291

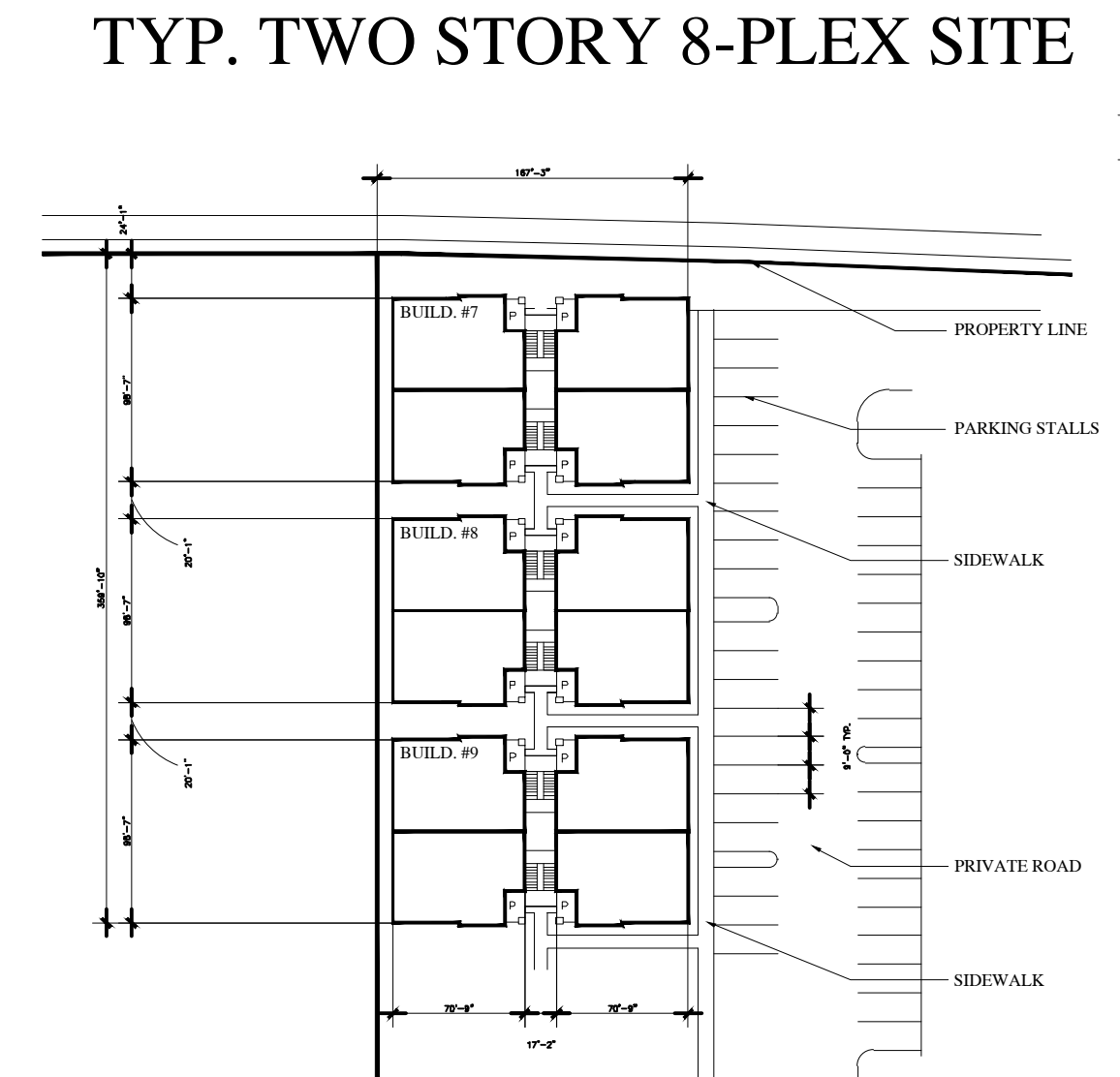
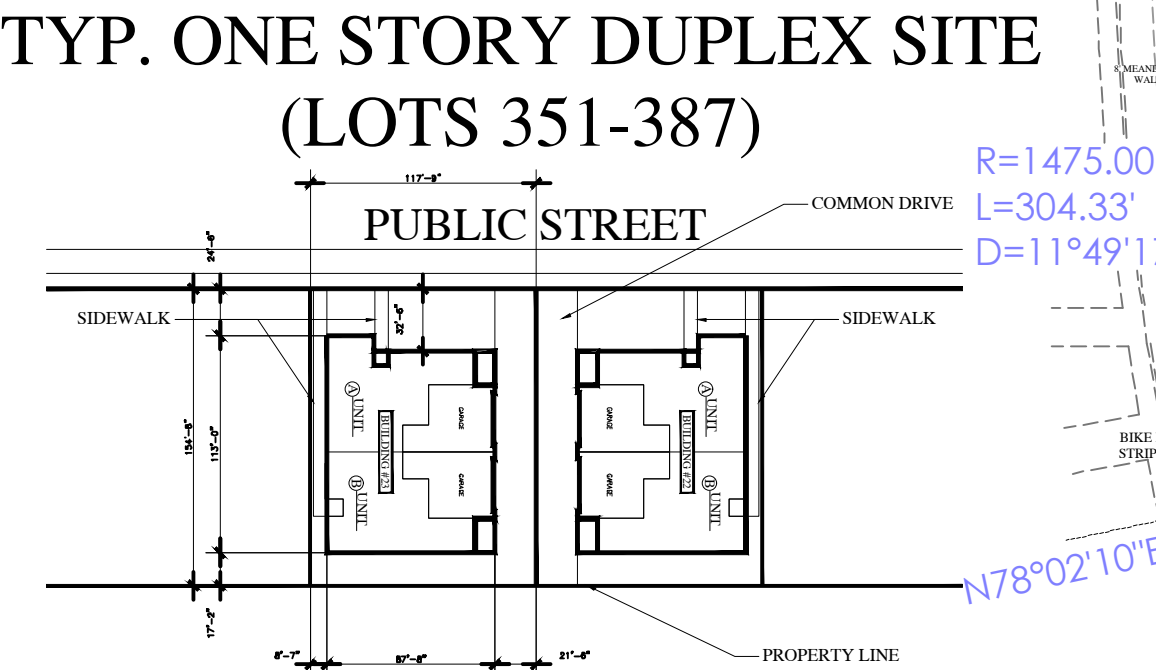


TRACT NO. 945 TENTATIVE SUBDIVISION MAP COPPER RIDGE

HANFORD CALIFORNIA
OCTOBER 8, 2025

LEGAL DESCRIPTION
Real property in the unincorporated area of the County of Kings, State of California, described as follows:
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT Diablo COVE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AS PARCEL 239 OF PARCEL MAP RECORDED IN BOOK 7 AT PAGE 12, OF PARCEL MAPS, KINGS COUNTY.
EXCEPTING THEREFROM UNTO A. M. WARMERDAM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OF THE OIL, GAS, MINERALS AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS EXCEPTED AND RESERVED IN DEED DATED JUNE 5, 1975 IN BOOK 1062 PAGE 649 AS DOCUMENT NO. 6092 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION COMVEYED TO HANFORD ELEMENTARY SCHOOL DISTRICT IN AND TO THAT PORTION OF SAID LAND DESCRIBED IN DEED RECORDED JANUARY 30, 2004 AS DOCUMENT NO. 0402594, KINGS COUNTY OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION COMVEYED TO MELLODD DEVELOPMENT INC., A CALIFORNIA CORPORATION IN DEED RECORDED APRIL 25, 2005 AS INSTRUMENT NO. 09-12268 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION OF LAND COMVEYED TO THE CITY OF HANFORD, A MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 09, 2013 AS INSTRUMENT NO. 1310096 OF OFFICIAL RECORDS.
APN: 014-143-078-000

LEGAL DESCRIPTION
Real property in the unincorporated area of the County of Kings, State of California, described as follows:
Parcel No. 1 of Parcel Map of that Parcel Map recorded in Book 2 of Parcel Maps at Page 93, Kings County Records in the Southeast Quarter of Section 19, Township 18 South, Range 22 East, Mount Diablo Base and Meridian filed June 17, 1989 in Book 7 of Parcel Maps at Page 12, Kings County Records.
Excepting therefrom that portion conveyed to Hanford Elementary School District, described in Deed recorded January 29, 2004 as Instrument No. 2004-2592 of Official Records, Kings County.
Also excepting therefrom that portion conveyed to the City of Hanford, by Deed recorded February 06, 2004 as Instrument No. 2004-3241 of Official Records, Kings County.
Also excepting therefrom that portion conveyed to The City of Hanford, a Municipal Corporation by Deed recorded October 25, 2004 as Instrument No. 2004-31953 of Official Records, Kings County.
And also excepting therefrom unto A.M. Warmerdam an undivided one-fourth interest in and to all of the oil, gas, minerals and mineral rights in and under said land, as excepted and reserved in deed recorded July 2, 1975 as Instrument No. 6992 in Book 1052 at Page 649, Official Records.
APN: 014-143-069-000



UNPLOTTABLE EASEMENTS

THE EFFECT OF RIGHT OF WAY OVER SAID PROPERTY AS DISCLOSED IN DEED FROM SAMUEL PAGE AND NANCY PAGE, HUSBAND AND WIFE, TO MARY A. GARVER, DATED JULY 5, 1892 AND RECORDED JULY 28, 1892 IN BK 54, PG 602 OF DEEDS, TULARE COUNTY.

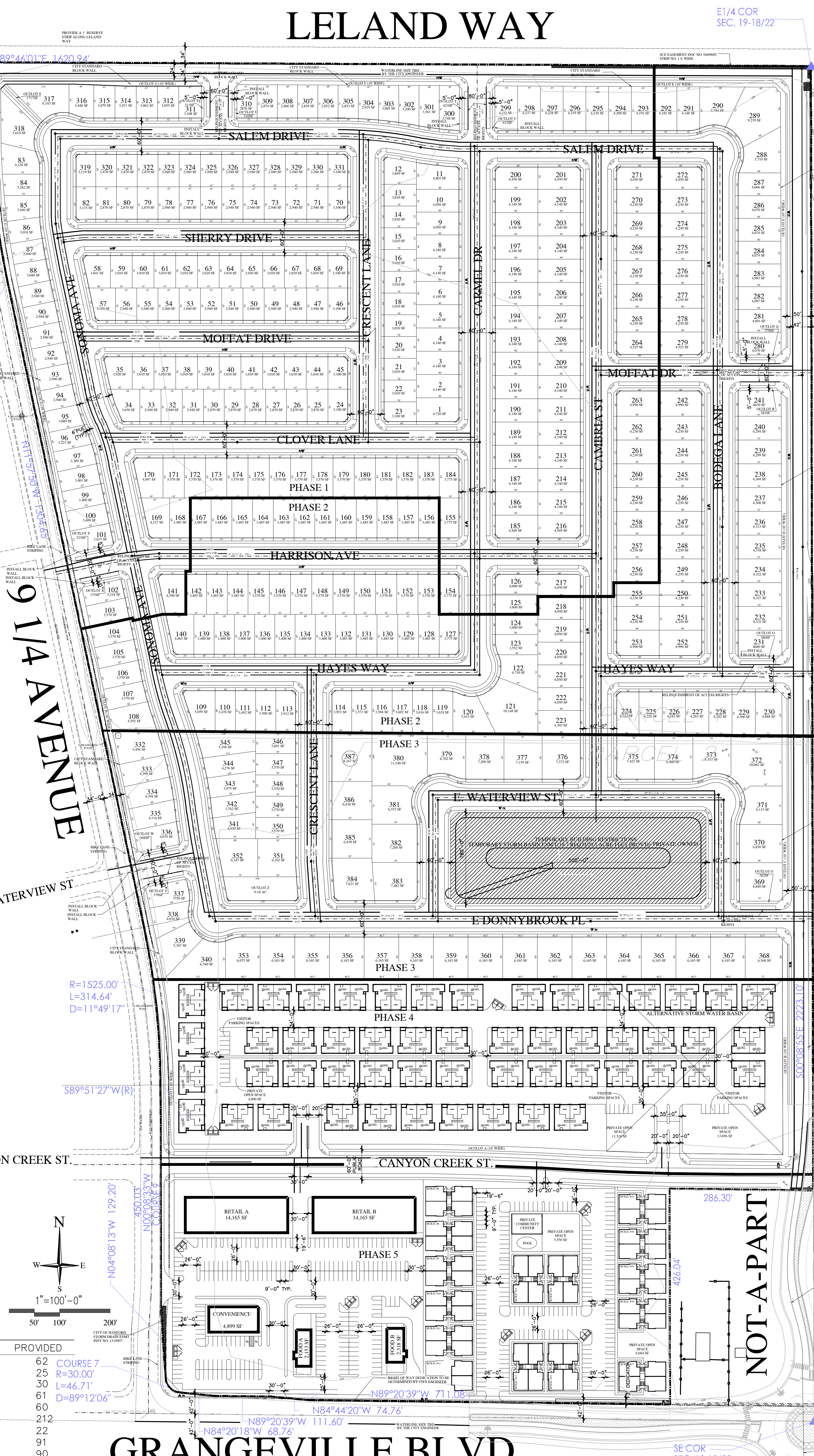


VICINITY MAP NOT TO SCALE

PARKING INFO

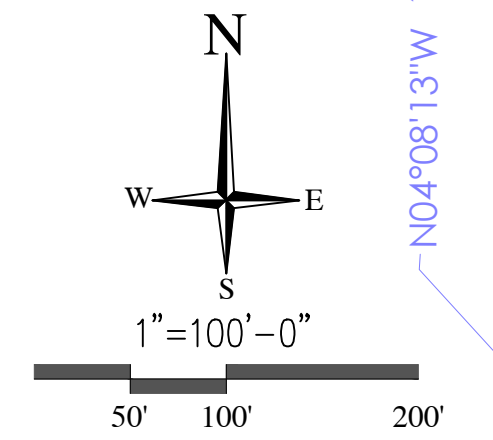
LAND USE	REQUIRED	PROVIDED
CONV.	17	62
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60
PHASE 4 MULTIFAM. COVERED	199	212
PHASE 4 MULTIFAM. UNCOVERED	0	22
PHASE 5 MULTIFAM. COVERED	85	91
PHASE 5 MULTIFAM. UNCOVERED	85	90

R=1475.00'
L=304.33'
D=11°49'17"



R=1525.00'
L=314.64'
D=11°49'17"

S89°51'27"W 129.20'



GRANGEVILLE BLVD

NOT-A-PART

REVISIONS	DATE	BY	DATE
1			
2			
3			
4			

OWNER	BN
DATE	OCT. 8, 2025
SCALE	1"=100'-0"

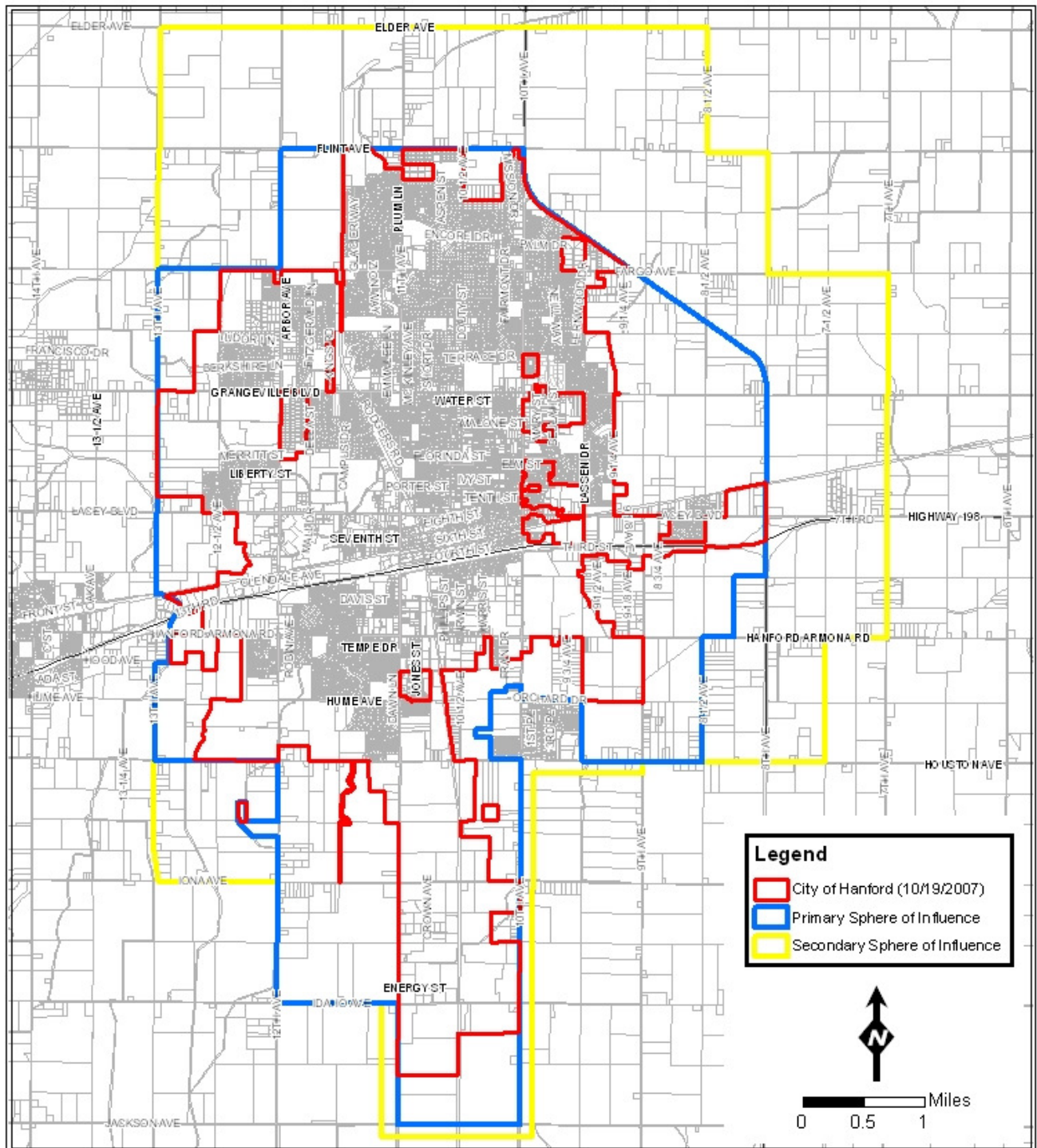
810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
overengineering09@gmail.com

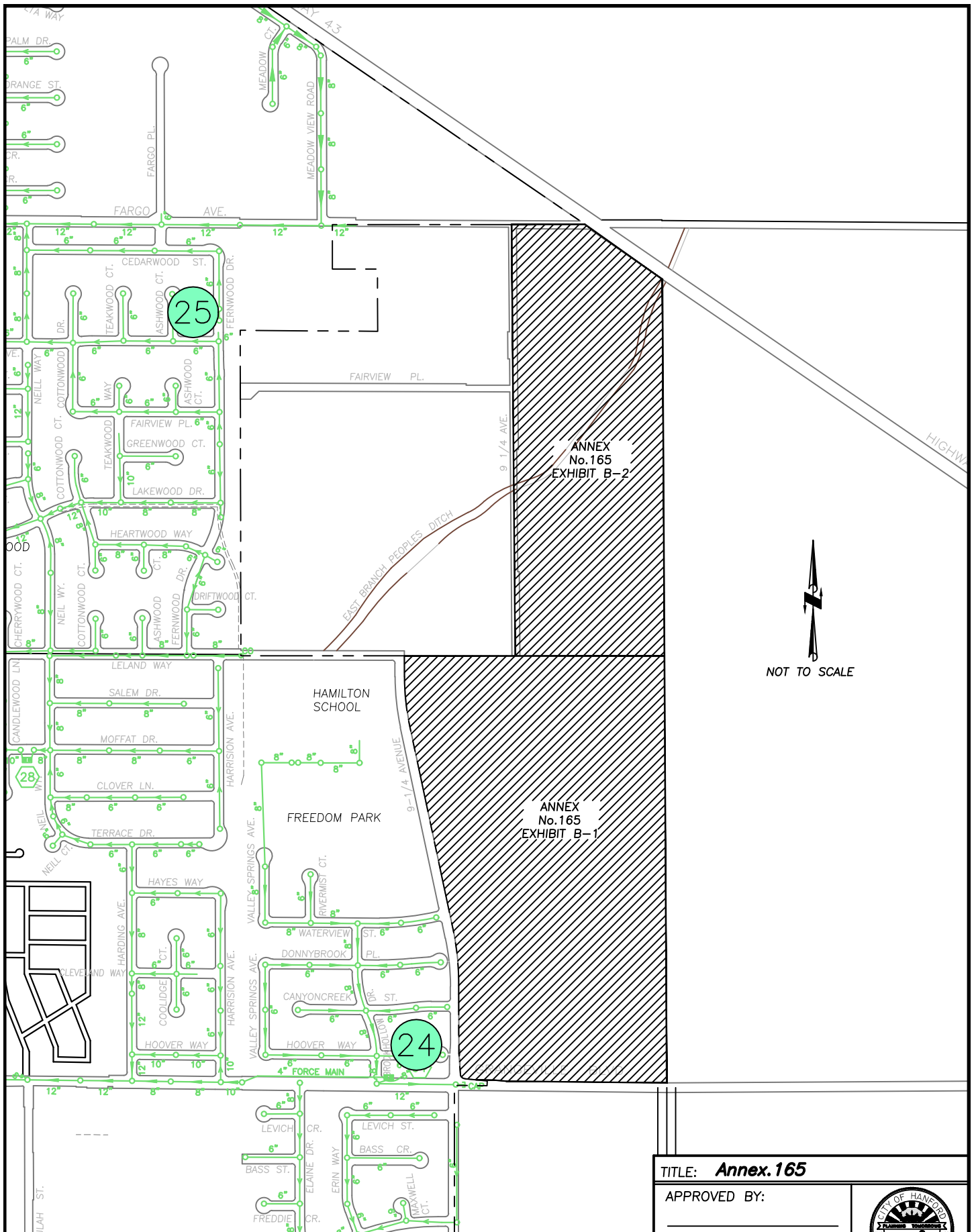
TENTATIVE SUBDIVISION MAP COPPER RIDGE HANFORD CALIFORNIA

SHEET	
SITE	
JOB NUMBER	



Exhibit C **CITY OF HANFORD** **2008 SPHERE OF INFLUENCE**





PLAN FOR SERVICES - SANITARY SEWER

TITLE: Annex.165		
APPROVED BY: _____		
DRAWN BY: ER		
DATE: 2/19/25		
JOB No.: Annex 165.dwg		
		SHEET 2 OF 3

26-006

Notice of Determination – 2025-73; 2024121093

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford - Gabrielle Myers, Senior Planner (559)585-2578
317 North Douty Street
Hanford, CA 93230

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Lead Agency: City of Hanford Responsible Agency: n/a

Project Title: Copper Ridge Mixed Use Project (ANX 165, GPA 0009-24, PRZ00 13-24, TSM0012-24 [TT945], PUD0037-24)

Applicant: N&M Tulare, LLC
1878 N. Mooney Blvd
Tulare, CA 93274

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

Project Location – The Project site is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). The additional Annexation Area encompasses 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018).

Project Description: **Annexation165** is a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres). **General Plan Amendment No. 0009-24** is a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site. **Prezone No. 0013-24:** a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation. **Tentative Subdivision Map 00012-24:** a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay. **Planned Unit Development No. 0037-24:** a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

This is to advise that the **City of Hanford City Council, Lead Agency**, has approved the above described project on **January 20, 2026** and has made the following determination regarding the above described project:

- The project [☐ will ☒ will not] have a significant effect on the environment.
- ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
- A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
- A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
- Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

**ORIGINAL
FILED**

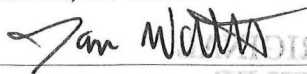
JAN 27 2026

**KRISTINE LEE
KINGS COUNTY CLERK**

I declare, under penalty of perjury, that on the date below I posted a copy of this notice in the office of the County Clerk that said notice remained posted for 30 days.

Date 1/27/2026
KRISTINE LEE, County Clerk Recorder
By [Signature] Deputy

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, or Mitigated Negative Declaration is available to the General Public at City of Hanford, Community Development Department, 317 N. Douty Street, Hanford, CA 93230.


Jason Waters, Deputy City Manager

January 26, 2026
Date

Date received for filing at OPR

KRISTINE LEE
KINGS COUNTY CLERK

I declare, under penalty of perjury, that on the date
below I posted a copy of this notice in the office of
the County Clerk that said notice remained posted
for 30 days.
Date: 1/26/26
KRISTINE LEE, County Clerk Recorder
By: _____ Deputy

Applicant Information:

Name: Barrett Nunley, L&M Tulare, LLC
Address: 1878 N. Mooney Boulevard, Tulare, CA 93274
Phone Number: (559)799-6990