

Notice of Determination – 2024-65; SCH # 2024050798

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

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

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

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: Grangeville Multiuse Project – GPA 0001-23, RZ0001-23, PUD 0031-24, VAR 0009-23; SPR0040-23

Applicant: Scott Vincent
1500 W. Shaw Ave
Fresno, CA 93711

Property Owner: Nahal Farms
2497 N 10th Avenue
Hanford, CA 93230

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

Project Location – The Project site is located northwest of the intersection of Grangeville Boulevard and Centennial Drive in the City of Hanford, Kings County, California (APN) 009-030-142.

Project Description: See attached.

This is to advise that the **City of Hanford City Council, Lead Agency**, has approved the above-described project on **August 20, 2024** and has made the following determination regarding the above described project:

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

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.

Gabrielle Myers
Gabrielle Myers, Senior Planner

August 24, 2024
Date

Date received for filing at OPR

Applicant Information:

Name: Ajmer Nahal – Nahal Farms
Address: 2497 N. 10th Avenue, Hanford CA 93230
Phone Number: 559-707-0501

Project Description:

The proposed Project consists of a new multi-use development that includes a 64-unit multi-family housing development on approximately 3.75 acres and a commercial component on approximately 1.25 acres. The commercial portion of the Project would be developed in a separate, future phase and is anticipated to include a gas station and fast-food restaurant. **General Plan Amendment No. 0001-23:** a request to change the general plan designation from Neighborhood Commercial to Neighborhood Mixed Use on 5-acres **Rezone No. 0001-23:** a request to change the zoning from C-N Neighborhood Commercial to MX-N Neighborhood Mixed Use on a 5-acre site with a Planned Unit Development overlay. **Planned Unit Development No. 0031-24:** a request to allow cross-access, shared driveways, and application of mixed-use standards to permit a vertical mixed-use development. **Variance No. 0009-23:** a request to deviate from the standards of Section 17.24.130 of the Hanford Municipal Code, to eliminate the block wall requirement between an existing apartment complex and a proposed apartment complex and provide a slated chain link fencing between the proposed apartment complex and a City basin.