

**CITY OF HANFORD**  
**PUBLIC HEARING NOTICE AND NOTICE OF AVAILABILITY OF FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT**

**Silicon Valley Ranch Residential Project**  
**(SCH #2024060956)**

**NOTICE IS HEREBY GIVEN** that the City of Hanford has completed and is making available for public review the Final Focused Environmental Impact Report (Final EIR) prepared for the proposed Silicon Valley Ranch Residential Project – Annexation 161, Prezone No. 0005-23, and Vesting Tentative Tract 943 located south of Hanford-Armona Road between 12<sup>th</sup> and 13<sup>th</sup> Avenues. The Planning Commission will hold a public hearing on Tuesday, February 25, 2025 at 5:30 p.m. in the Council Chambers of the Civic Auditorium, 400 Douty Street, Hanford, California, to consider recommendation of certification of the Final Focused EIR and the associated entitlements to the City Council of the City of Hanford

**PROJECT LOCATION:** The Project is adjacent to Hanford Armona Road to the north, between Greenbrier Drive to the east and 13th Avenue to the west, and encompasses approximately 88.9 acres (APN 011-040-008, 010, and 027). The Project site is located within the Hanford USGS Quad, Section 3, Township 19S, Range 21E, Mount Diablo Base and Meridian (MDB&M).

**PROJECT DESCRIPTION:** The Project proposes to construct a 326-lot residential subdivision within the City of Hanford Sphere of Influence. The Project will be annexed into the City under separate application. An approximately 12.5-acre portion of the site at the northern portion of the property is intended to be removed via a lot-line adjustment.

The Project will be developed with a 326-unit single-family subdivision and a 3.58-acre park. Lots will range between 5,000 to 6,000 square feet and would be developed with single-family residential units. Associated utility and right-of-way infrastructure would also be developed in accordance with City of Hanford standards and regulations.

Approvals include:

- Annexation 161 – Annexation into the city limits from the Kings County Jurisdiction by Kings County Local Agency Formation Commission (LAFCo)
- City Approval of Tentative Tract Map #943
- Prezoning – Because the project site does not currently have a City of Hanford zoning designation, prezoning of the site is required. The project site would be prezoned to the R-L-5 zone.

Construction:

Development of the Project is anticipated to occur over a 12-month period. Construction equipment will vary over the course of development and would include the following:

- Excavators/earth-moving equipment
- Depending on foundation system, auger rig, or pile-driving rig
- All-terrain forklifts
- A man/material hoist
- Truck cranes and potentially a tower crane (pending permit approval)
- Concrete trucks
- Dump trucks
- Street sweepers/water trucks for dust control
- Construction delivery trucks (typically box trucks of flat beds)
- Small tools (generators, light plants, compactors, air compressors)

**EIR CERTIFICATION:** A Draft EIR was prepared for the project to assess potential environmental impacts and was made available and circulated for public review and comment, pursuant to the provisions of the California

Environmental Quality Act (CEQA). It also examined environmental impacts for alternatives to the project, as required by CEQA. The Draft EIR concluded that the potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, recreation, tribal cultural resources, utilities and service systems, and wildfire. The potential impacts of the Project were determined to be significant and unavoidable impacts for Transportation and Traffic. A Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations are part of the EIR certification.

The Draft EIR was made available for a public comment period of 45 days from November 25, 2024 to January 9, 2025.

The Final EIR includes the response to the comment(s) in response to the input received on the Draft EIR. No new information was required as part of the response to comments. The Final EIR does not constitute "significant new information" within the meaning of CEQA so as to require recirculation of the Draft EIR or Final EIR.

The Final EIR will be available for review for a 10-day period from February 14 to February 24, 2025 at the Community Development Department at City Hall, 317 N. Douty Street in Hanford and online at:

Hanford Website: <https://www.cityofhanfordca.com/1236/Current-Projects> and the Office of Planning and Research's CEQAnet web portal at <https://ceqanet.opr.ca.gov/>

**PUBLIC COMMENT:** All interested parties are invited to attend the meeting and/or send written comments to:

Gabrielle Myers, Senior Planner  
City of Hanford  
317 N. Douty Street  
Hanford CA 93230

or via email to [gmyers@hanfordca.gov](mailto:gmyers@hanfordca.gov)

To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting. Oral and written comments may be submitted until the close of the public hearing. For further information, contact the Hanford Community Development Department at (559) 585-2580.

**NOTE:** If you challenge the City's final action on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. (Gov. Code 65009(b)(2)).

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

