

25-124

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: LAFCO of Kings County

Project Title: Silicon Valley Ranch Residential Project

Applicant: Marc Frelier – Silicon Valley Ranch, LLC
20900 Silicon Valley Ranch
Saratoga, CA 95070

Property Owner: Philip Boyce - Silicon Valley Ranch, LLC
20900 Silicon Valley Ranch
Saratoga, CA 95070

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

Project Location – The Project is located south of Hanford Armona Road, between 12th and 13th Avenues (APN 011-040-008, -010, and -027).

Project Description: The Project proposes to develop a 326-unit residential subdivision within the City of Hanford. An approximately 8-acre portion of the site at the northeast corner of the property is intended to be removed via a lot-line adjustment. The Project is within the City of Hanford’s Sphere of Influence but will be annexed into the City. The Project will be developed with a 326-unit single-family subdivision, a 3.58-acre park, and a 3-acre retention basin. Lots will range between 5,000 to 7,000 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:

- Approval of Tentative Tract Map 943
- Rezoning – Because the project site does not currently have a City of Hanford zoning designation, rezoning of the site is required. The project site would be rezoned to the R-L-5 zone.
- Site Plan Review – The Project will require approval of an SPR
- Annexation into the city limits by Kings County Local Agency Formation Commission (LAFCo)

This is to advise that the **City of Hanford City Council, Lead Agency**, has approved the above described project on **April 1, 2025** 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

April 2, 2025
Date

Date received for filing at OPR

ORIGINAL
FILED

APR 02 2025

KRISTINE LEE
KINGS COUNTY CLERK

Kristine Lee