



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Tuesday, November 14, 2023 at 5:30 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

- **Tentative Tract 930:** A request to subdivide a 14.86-acre property into 55 single-family residential lots with a Planned Unit Development overlay in the R-L-8 Low-Density Residential zone district.
- **Planned Unit Development No. 2020-01:** A request to allow deviations from the standards of the R-L-8 Low-Density Residential zone district for a single-family residential subdivision. Deviations include reduced lot sizes from 8,000 square feet to 7,443 square feet for Lots 13-23 and 40 and reduced lot depths from 95 feet to 93 feet.
- **Variance No. 2021-01:** A request to deviate from the standards of the Hanford Municipal Code, in order to permit a 14-foot sound wall, in order to reduce noise impacts for a planned residential development.

Location: The project is located north of Grangeville Boulevard, west of the railroad tracks, east of Kings Road (APN 008-410-043).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

In addition, the initial study is available on the City of 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/>

COMMENT PERIOD: October 20 to November 9, 2023 [20-day comment period]

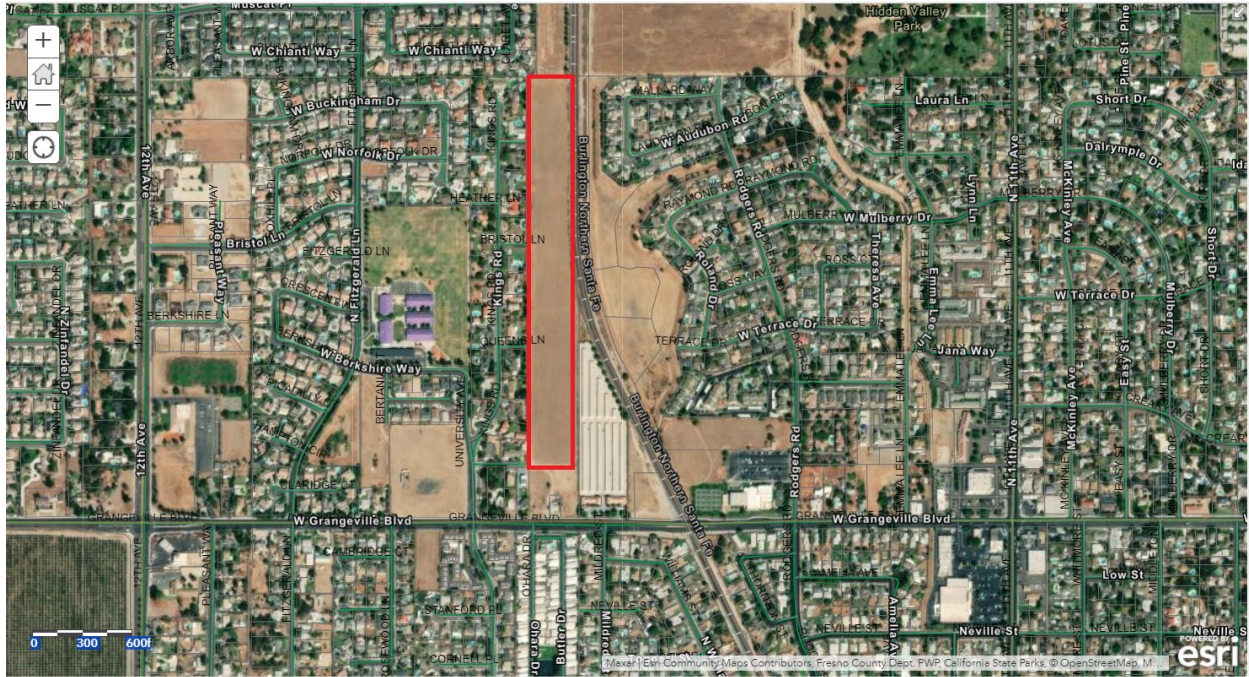
PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Recirculated Mitigated Negative Declaration by November 9th and/or to appear at the hearing described above to present testimony, in regard to the above-listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle Myers, at the above listed address.

If you challenge any action or decision regarding the project described in this notice 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 prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

Project Location:

The project is located north of Grangeville Boulevard, west of the railroad tracks, east of Kings Road
APN 008-410-043



CITY OF
HANFORD

LIBERTY POINTE

TENTATIVE SUBDIVISION MAP

APRIL 11, 2023

BEING OF A PORTION OF THE EAST 19.02 ACRES OF THE SW 1/4 OF SEC. 23, T. 18 S., R. 21 E.,
M.D.B. & M., IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

SITE DATA:

APN: 008-041-043
ACREAGE: ±14.88 AC. (DESIGNATED REMAINDER PER PM 17-36)
PROPOSED LOTS: 55
EXISTING ZONING: R-L-8
PROPOSED ZONING: R-L-8
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED MAINTENANCE: CITY OF HANFORD

UTILITIES:

SEWER SERVICE: CITY OF HANFORD
WATER SERVICE: CITY OF HANFORD
STORM DRAIN SERVICE: CITY OF HANFORD
ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
NATURAL GAS: THE GAS COMPANY
TELEPHONE: AT&T
CABLE: COMCAST
REFUSE: CITY OF HANFORD

SETBACK REQUIREMENTS (PER THE CITY OF HANFORD MUNICIPAL CODE):

FRONT: THE FRONT BUILDING SETBACK SHALL BE FIFTEEN (15) FEET FROM THE LOT LINE FOR LIVABLE BUILDING SPACE AND TWENTY (20) FEET FOR GARGES, CARPORTS, AND OTHER NON-LIVABLE BUILDING SPACE.
REAR: THE REAR BUILDING SETBACK SHALL BE FIFTEEN (15) FEET FROM THE REAR LOT LINE, EXCEPT WHERE THERE IS A LANDSCAPE EASEMENT WITH A WALL OR FENCE ON THE REAR OF THE LOT THEN THE REAR BUILDING SETBACK SHALL BE TWENTY (20) FEET. THE REAR BUILDING SETBACK AREA SHALL BE INCREASED BY TEN (10) FEET FOR BUILDINGS OVER ONE STORY HIGH.
SIDE: THE SIDE BUILDING SETBACK AREA SHALL BE FIVE (5) FEET FROM AN INTERIOR SIDE LOT LINE AND TEN (10) FEET FROM A STREET SIDE PROPERTY LINE. WHERE THERE IS A LANDSCAPE EASEMENT WITH A WALL OR FENCE ON THE STREET SIDE OF THE LOT THE SIDE YARD SETBACK AREA SHALL BE MEASURED FROM THE EASEMENT ARE INSTEAD OF THE SIDE LOT LINE.

LOT DATA:

MINIMUM LOT AREA: 7,443 SF
MAXIMUM LOT AREA: 20,096 SF
AVERAGE LOT AREA: 9,011 SF
GROSS AREA: ±14.9 AC.
NET AREA: ±11.1 AC.
LOTS PER NET AREA: 5 LOTS PER ACRE
LOTS UNDER MIN. DEPTH REQUIREMENT: 16-37 (22 TOTAL)
TOTAL NUMBER OF LOTS: 55

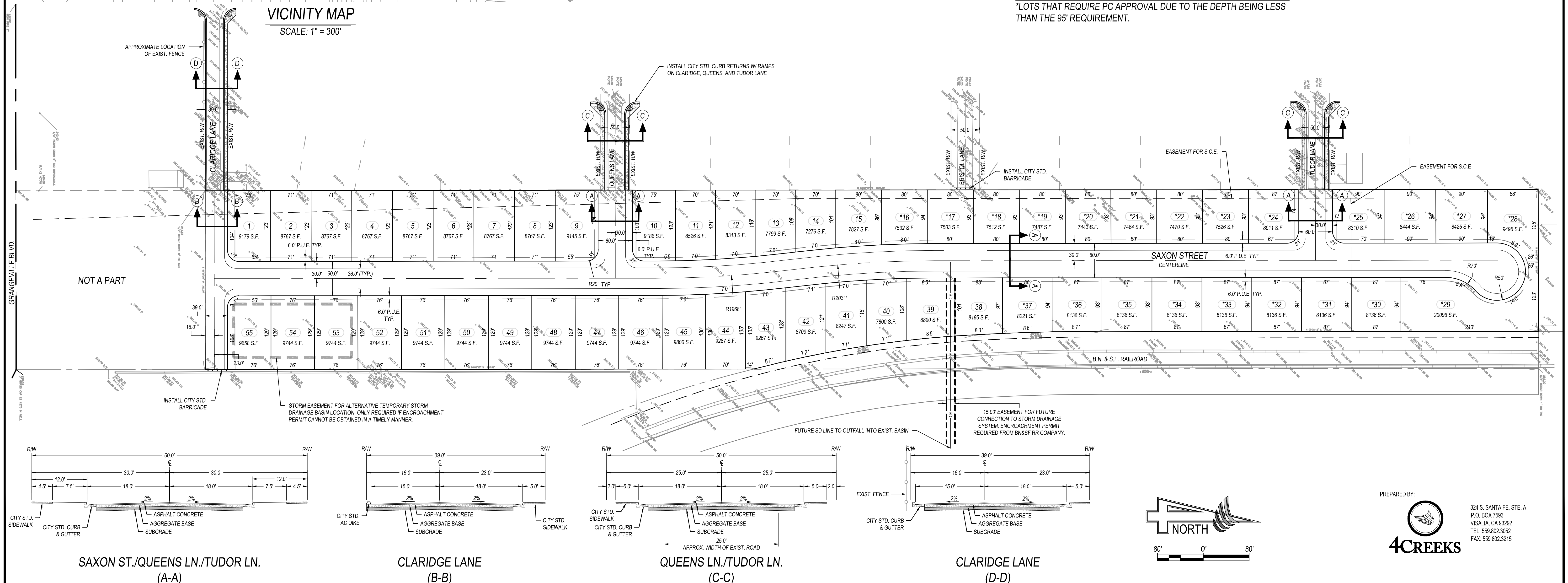
LOT DEPTH REQUIREMENT:

*LOTS THAT REQUIRE PC APPROVAL DUE TO THE DEPTH BEING LESS THAN THE 95' REQUIREMENT.

PROJECT LOCATION

VICINITY MAP

SCALE: 1" = 300'



PREPARED BY:



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