

Notice of Determination – 2023-93; SCH # 2023070011

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: Hanford Place (GPA 2022-01, RZ 2022-01, PUD 2022-01)

Applicant: Steve Brandt - QK
901 E. Main Street
Visalia, CA 93292

Property Owners: Robert & Kristy Garavello
421 E. Sixth Street
Hanford, CA 93230

Michael S. Robinson Bypass Trust
219 W. Ivy Street
Hanford, CA 9230

Scott Liebert Management Trust
1033 Gayley Ave
Los Angeles, CA 90024

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

Project Location – The project is located between 11th and 12th Avenues along Glendale Drive, north of Highway 198 (APN 011-060-007, 011-060-008, 012-290-042, 012-290-054, and 012-290-040).

Project Description: General Plan Amendment No. 2022-01: a request to change the general plan designation from Highway Commercial to Service Commercial and High-Density Residential on approximately 39.16 acres. **Rezone No. 2022-01:** a request to change the zoning on approximately 39.16 acres from C-H Highway Commercial to C-S Service Commercial and R-H High-Density Residential with a Planned Unit Development overlay. **Planned Unit Development No. 2022-01:** a request to allow blended zoning for a master planned medical and mixed-use development, including the future construction of 15 buildings consisting of medical outpatient clinic services, a hotel and conference center, specialized education, retail, medical office, skilled nursing and assisted living, and multi-family residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.

This is to advise that the **City of Hanford City Council, Lead Agency**, has approved the above described project on **October 7, 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.



Jason Waters, Deputy City Manager

October 8, 2025

Date

Date received for filing at OPR