

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 24, 2026 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:

Project Description:

Tentative Tract 949: A request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211-unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

Planned Unit Development No. 47-25: A request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision.

Location of Project: The project is located south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) APN 011-010-010.

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. The Initial Study can be found on the City's Website: <https://www.cityofhanfordca.com/1236/Current-Projects>

COMMENT PERIOD: February 25 to March 17, 2026 [20-day public comment period]

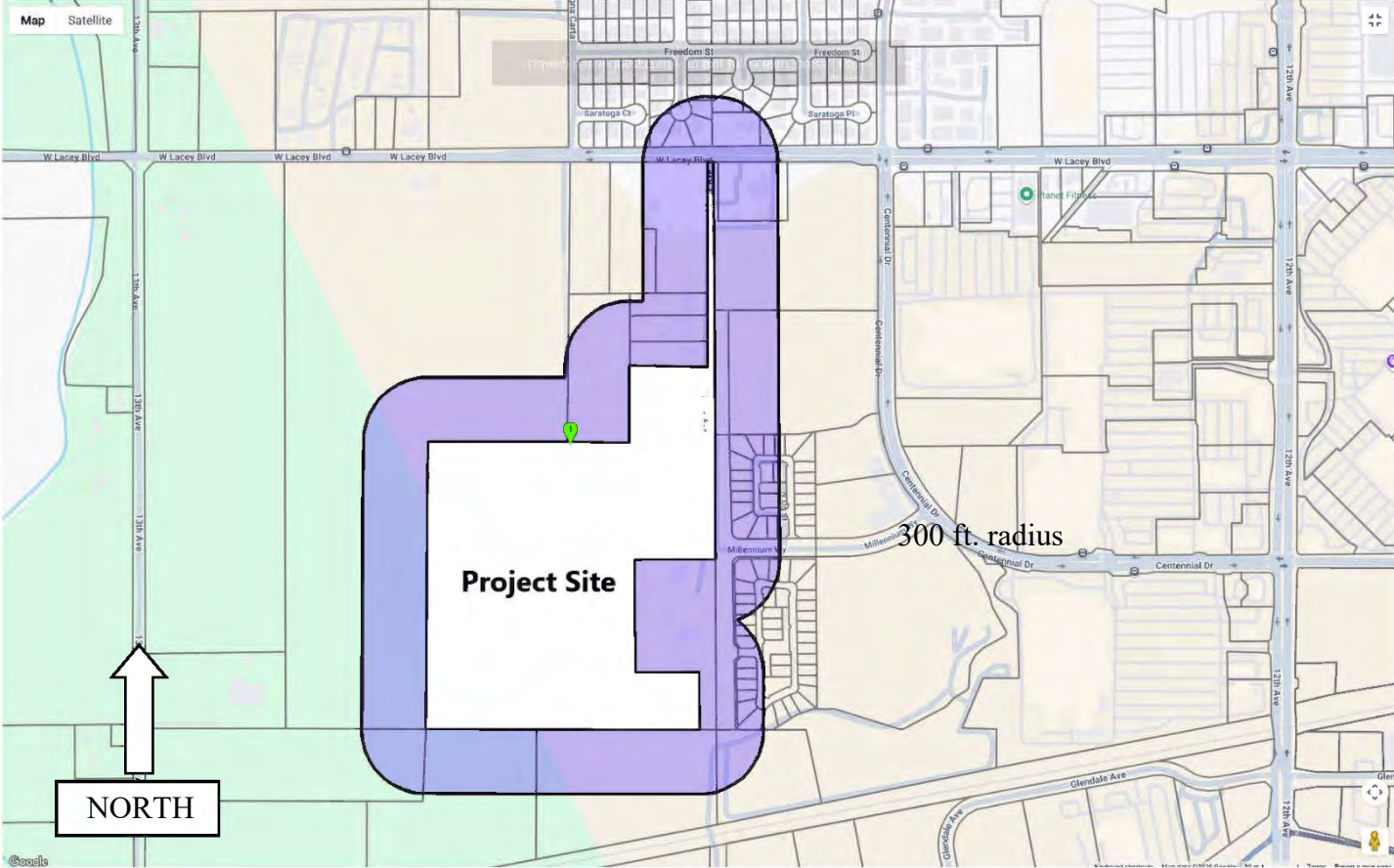
PUBLIC COMMENT INVITED: All interested parties are invited to submit written comments on the Mitigated Negative Declaration by March 17, 2026, and/or to appear at the hearing described above to present testimony, in regard to the above-listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle Myers at the above listed address or via email: [gmyers@hanfordca.gov](mailto:gmyers@hanfordca.gov)

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.

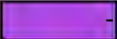
For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Project Location Map



Legend



Properties within a 300 ft. radius from the project site



Project Site

Prepared by the City of Hanford on January 28, 2026