

PUBLIC NOTICE OF AVAILABILITY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lemoore Planning Commission will conduct a Public Hearing at its Regular Meeting Monday, April 11, 2022, at 7:00 p.m. in the Lemoore Council Chamber located at 429 C Street to consider and accept public comment for a request by Assemi Group five approvals (described below) to develop a 547-lot single-family residential subdivision with land for multi-family units, with total annexation of 156 acres. The project site is located on the east side of 18th Avenue (Lemoore Avenue), south of Lacey Boulevard and north of E. Glendale Avenue, just outside City limits (APN: 021-030-057).

Annexation No. 2020-01 is a request for annexation of 156 acres into the City of Lemoore and associated sphere of influence amendment.

General Plan Amendment No. 2020-03 is a request to change the General Plan land use designations on the site from Agriculture/Rural Residential, Low Density Residential and Parks/Recreation to Low Density Residential, Medium Density Residential, High Density Residential, Parks/Recreation, and Greenway/Detention Basin.

Pre-Zoning No. 2020-03 is a request to prezone site to Low Density Residential (RLD), Medium Density Residential (RMD), High Density Residential (RHD), and Parks/Recreation (PR) in accordance with the City of Lemoore General Plan.

Tentative Subdivision Map Tract 932 is a request to divide 156 acres into 547 lots. Access would be from 18th Avenue (Lemoore Avenue), Lacey Boulevard, and E. Glendale Avenue, W Spruce Avenue.

Planned Unit Development No. 2020-02 is a request to adopt the Lacey Ranch Master Plan. The project will also provide a trail and parks. The existing canal will be diverted to an underground pipe that will run under the trail.

Major Site Plan Review No. 2020-02 is a request to approve the site plan of the project on 156 acres including a maximum of 825 housing units including single and multi-family housing, parks, trail, and a storm drainage basin.

Given the current Shelter-In-Place covering Kings County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, all upcoming regular and special City Council meetings **will be open to fifteen (15) members of the public on a first come, first served basis and via Zoom.**

This is to advise that the City of Lemoore has reviewed an Environmental Impact Report (EIR) prepared by the applicant in conformance with the California Environmental Quality Act (CEQA) for the project identified herein. As mandated by State law, the minimum public review period of 20 days was provided from January 25, 2022 to March 11, 2022. The documents referenced in the EIR other application information will be on file in the Office of the Community Development Department of the City of Lemoore. Persons wishing to review information on file must contact staff by phone at (559) 924-6744. Ext. 740 or by email at planning@lemoore.com to make arrangements.

Persons having comments or concerns about the proposed project ***must submit your public comments via Zoom during the meeting*** or by **submitting public comments by e-mail to: planning@lemoore.com** prior to the end of the public hearing period. In the subject line of the e-mail, please state your name and the item you are commenting on. Persons unable to email comments may send them via USPS mail or other courier to City of Lemoore Community Development Department at 711 W. Cinnamon Drive, Lemoore CA 93245. Mailed comments must be received by 5 p.m. the day of the hearing to be entered into record.

If you challenge the proposed action 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.

Kristie Baley
Planning Commission Secretary
City of Lemoore

Published in Hanford Sentinel: April 1, 2022