

Notice of Preparation/Initial Study for a Focused Environmental Impact Report

City of Hanford

To: Agencies and Interested Parties

Date: February 2, 2023

Subject: Notice of Preparation of a Focused Environmental Impact Report for Vesting Tentative Tract 938.

Notice is hereby given that the City of Hanford will be the Lead Agency and will prepare a focused Environmental Impact Report (EIR) for the proposed Lunaria Residential Development Project (TTM 938; Project). An Initial Study has been prepared along with this Notice of Preparation (NOP), which scopes out environmental topics for further review. The focused EIR will address the potential physical environmental effects of the proposed projects that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA). The City is requesting comments on the scope and content of this focused EIR. A scoping session will be held on February 14, 2023 at 5:30 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street, Hanford, CA 93230.

The scoping session, which is part of the focused EIR process, is the time when the City solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the focused EIR, identify the range of actions, and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the focused EIR.

Project Location

The Project site is adjacent to 10 ½ Avenue to the west and between Hanford Armona Road and Houston Avenue in the City of Hanford, Kings County, CA. The Project is on Assessor Parcel Numbers (APN) 011-440-015 and 011-440-014, within Section 1, Township 19S, Range 21E, Mount Diablo Base and Meridian (MDB&M).

Project Description

The Applicant proposes the construction of 457 single-family residences, internal roads, a drainage retention basin, and a 5.82-acre park on an approximately 95-acre site (Project). Access to the proposed subdivision will be from 10 1/2 Avenue. The development will build 10 ½ Avenue with a minimum 34-foot road right of way (ROW).

In order for the Project to be constructed, approval of the following actions is required:
Tentative Tract Map 938 – Planning Commission Approval

Construction will take approximately 24 months, with a total buildout of the homes by Q4 2025. There will be six phases, with the following lots constructed per phase:

Phase 1 – 106 lots

Phase 2 – 65 lots
Phase 3 – 78 lots
Phase 4 – 67 lots
Phase 5 – 67 lots
Phase 6 – 69 lots

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document is 30 days (CEQA Section 15073[b]). The public review period begins on February 2 and ends on March 4, 2023. For further information, please contact Gabrielle de Silva Myers, 317 N. Douty Street, Hanford, CA 93230. (559) 585-2500