



CITY OF HANFORD

City of Hanford Notice of Availability Draft Focused Environmental Impact Report Tentative Tract 938 – Lunaria SCH #: 2023020035

Lead Agency: City of Hanford

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Project Title: Tentative Tract 938 – Lunaria

PURPOSE OF THE NOTICE OF AVAILABILITY: The purpose of this notice is to: (1) serve as a Notice of Availability (NOA) of a Draft focused EIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the Draft Focused EIR.

In accordance with the California Environmental Quality Act (CEQA), the City of Hanford (City), as Lead Agency, has prepared a Draft Focused Environmental Impact Report (EIR) for the proposed project, Tentative Tract 938 - Lunaria ("Project"). This notice provides the public, nearby residents, and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft Focused EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft 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

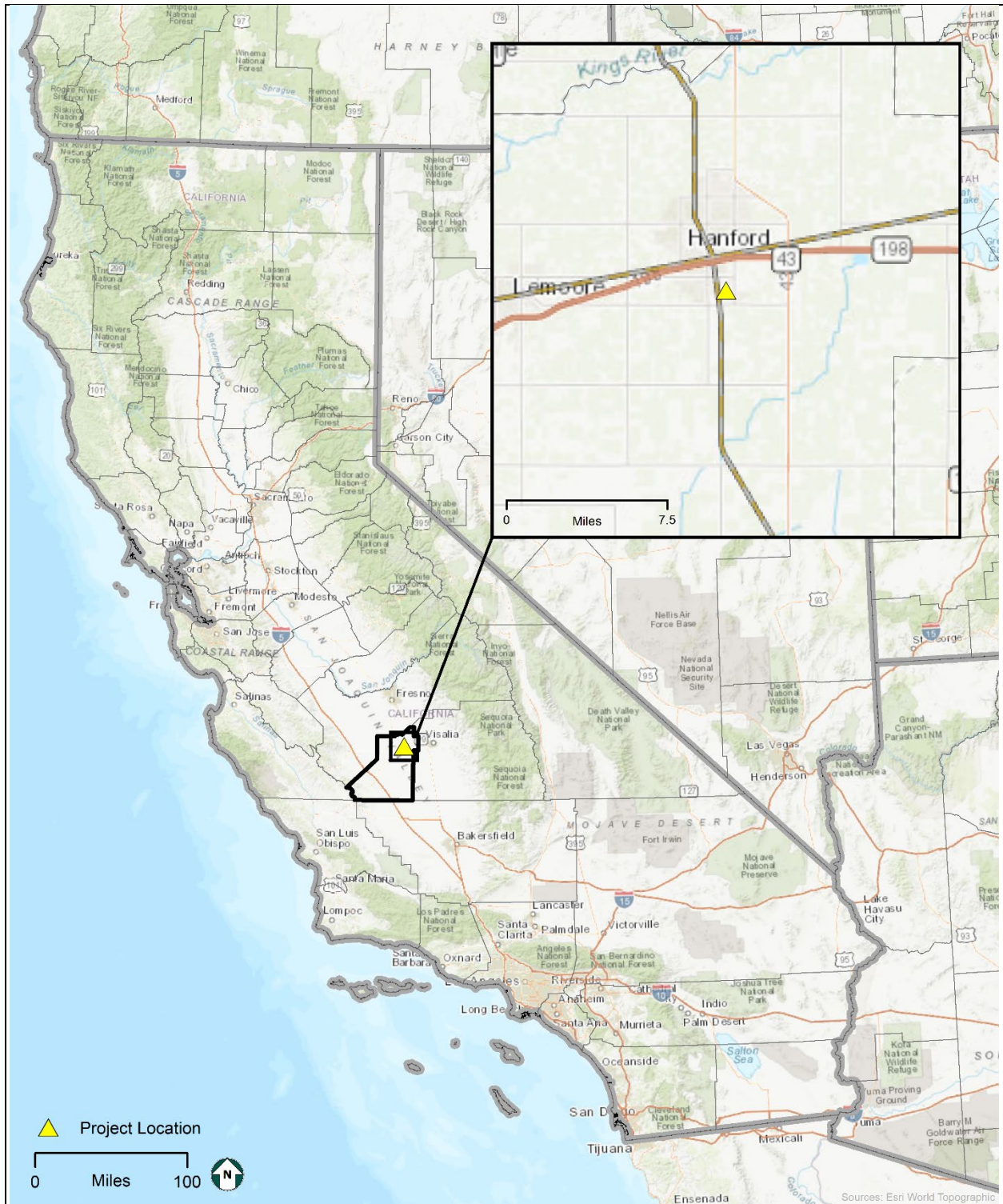
Phase 4 – 67 lots
Phase 5 – 67 lots
Phase 6 – 69 lots

FINDINGS/DETERMINATION: The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, recreation, , tribal cultural resources, utilities and service systems, and wildfire. The potential impacts of the Project were determined to be significant and unavoidable impacts for Transportation and Traffic.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence at 8:00 AM on April 12th, 2023 and end on May 27, 2023 at 5:00 PM. Copies of the Draft EIR are available for public review at the City's Planning Division, located at 317 N. Douty Street, Hanford, CA 93230. In addition, the Draft EIR 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/>

Any written comments on the Draft Focused Environmental Impact Report must be received at the above City address or emailed to gmyers@cityofhanfordca.com within the public review period.

Should you have any questions, please contact the Community Development Department, Planning Division at (559)585-2578 or gmyers@cityofhanfordca.com



**Figure 3-1
Regional Map**

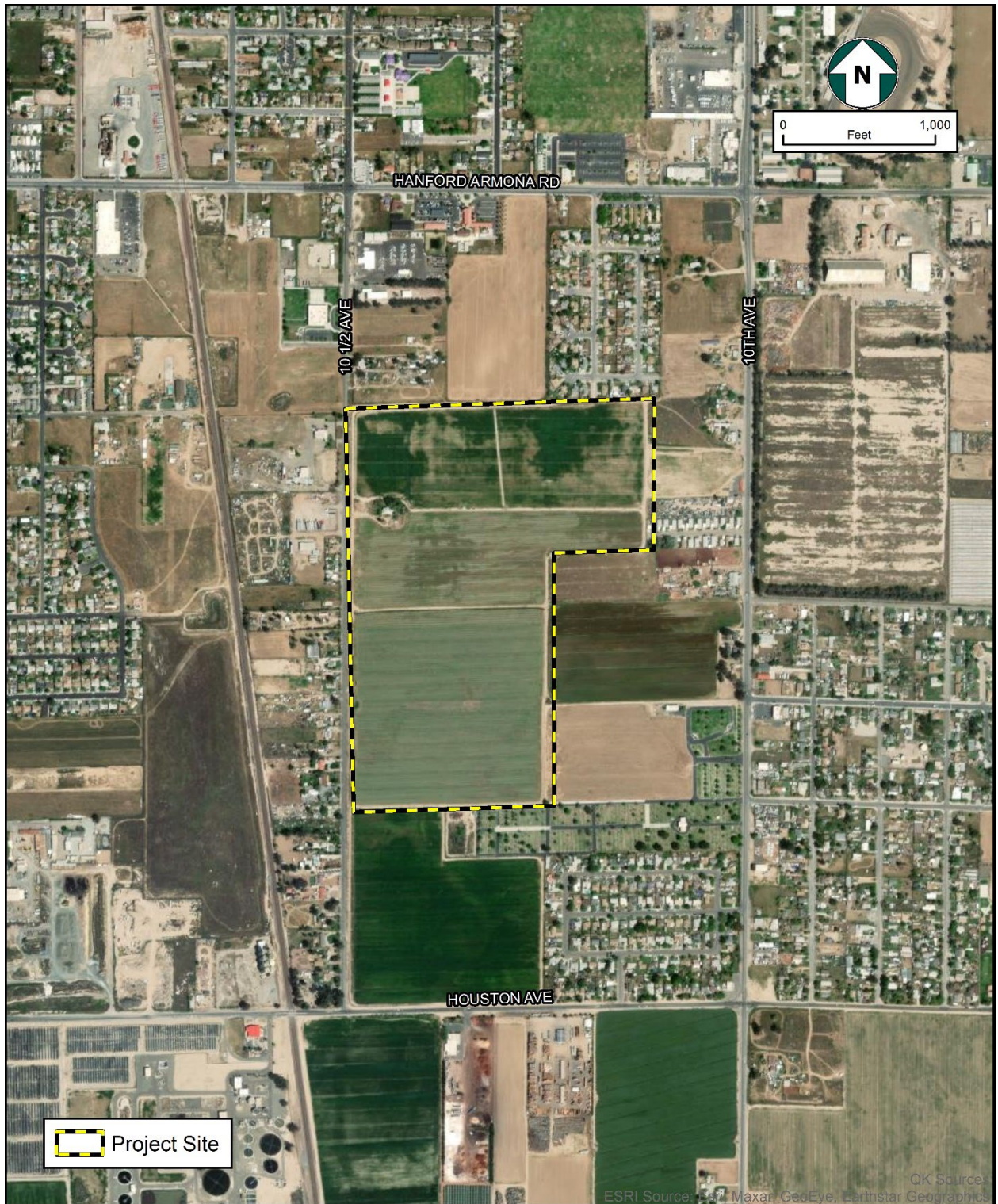


Figure 3-2
Project Site Area

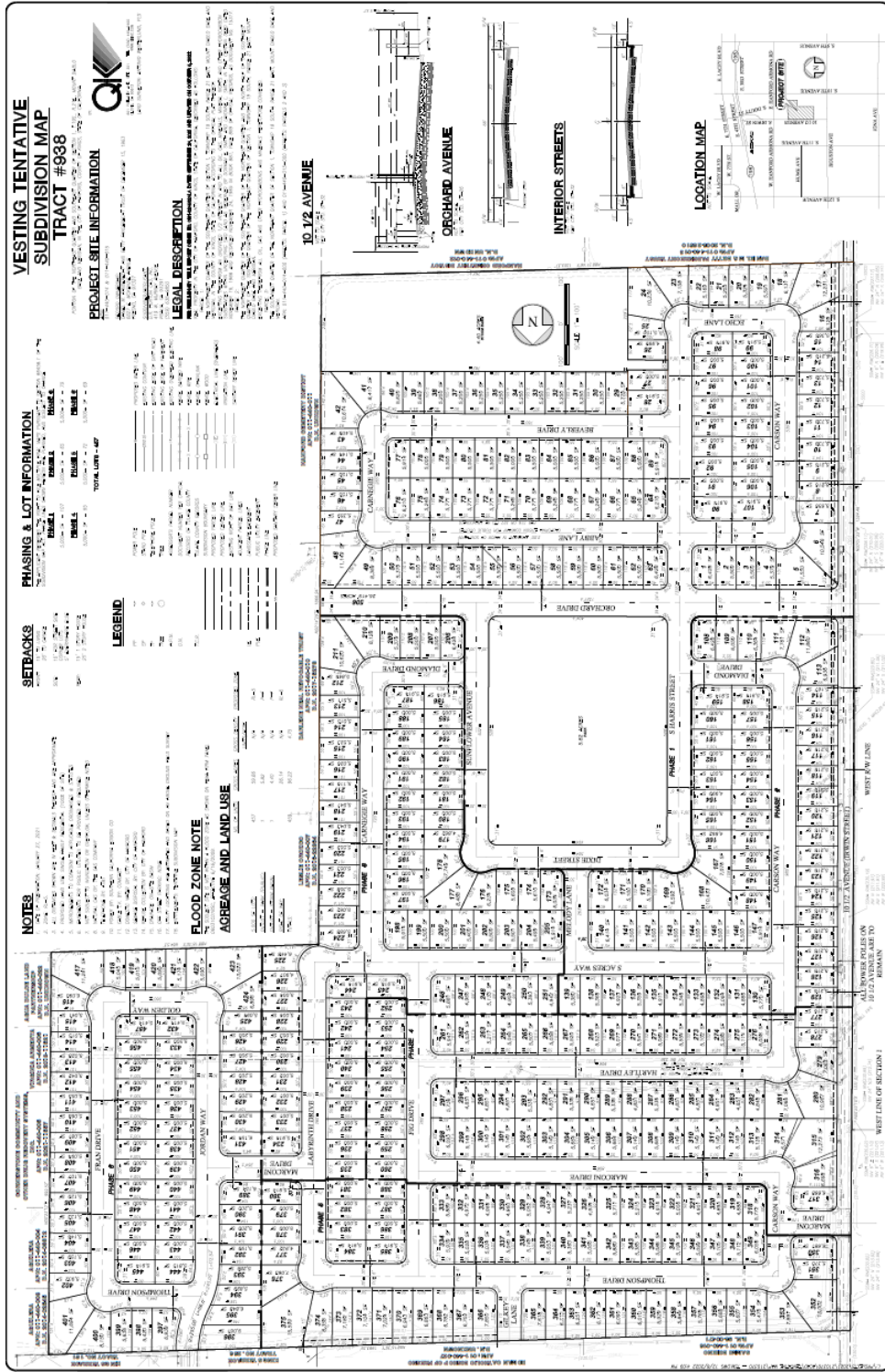


Figure 3-3
Tract Map