

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #****Project Title:**

Lead Agency: Contact Person:  
 Mailing Address: Phone:  
 City: Zip: County:

**Project Location:** County:

City/Nearest Community:

Cross Streets: Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres:

Assessor's Parcel No.: Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools:

**Document Type:**

CEQA:	NOP	Draft EIR	NEPA:	NOI	Other:	Joint Document
	Early Cons	Supplement/Subsequent EIR		EA		Final Document
	Neg Dec	(Prior SCH No.)		Draft EIS		Other:
	Mit Neg Dec	Other:		FONSI		

**Local Action Type:**

General Plan Update	Specific Plan	Rezone	Annexation
General Plan Amendment	Master Plan	Prezone	Redevelopment
General Plan Element	Planned Unit Development	Use Permit	Coastal Permit
Community Plan	Site Plan	Land Division (Subdivision, etc.)	Other:

**Development Type:**

Residential: Units	Acres				
Office: Sq.ft.	Acres	Employees	Transportation: Type		
Commercial: Sq.ft.	Acres	Employees	Mining: Mineral		
Industrial: Sq.ft.	Acres	Employees	Power: Type		MW
Educational:			Waste Treatment: Type		MGD
Recreational:			Hazardous Waste: Type		
Water Facilities: Type		MGD	Other:		

**Project Issues Discussed in Document:**

Aesthetic/Visual	Fiscal	Recreation/Parks	Vegetation
Agricultural Land	Flood Plain/Flooding	Schools/Universities	Water Quality
Air Quality	Forest Land/Fire Hazard	Septic Systems	Water Supply/Groundwater
Archeological/Historical	Geologic/Seismic	Sewer Capacity	Wetland/Riparian
Biological Resources	Minerals	Soil Erosion/Compaction/Grading	Growth Inducement
Coastal Zone	Noise	Solid Waste	Land Use
Drainage/Absorption	Population/Housing Balance	Toxic/Hazardous	Cumulative Effects
Economic/Jobs	Public Services/Facilities	Traffic/Circulation	Other:

**Present Land Use/Zoning/General Plan Designation:****Project Description:** (please use a separate page if necessary)



## **Full Project Description**

The Project proposes to construct a 326-lot residential subdivision within the City of Hanford Sphere of Influence. The Project will be annexed into the City under separate application. An approximately 12.5-acre portion of the site at the northeast corner of the property is intended to be removed via a lot-line adjustment.

The Project will be developed with a 326-unit single-family subdivision, a 3.58-acre park, and a three-acre retention basin. Lots will range between 5,000 to 6,000 square feet and would be developed with single-family residential units. Associated utility and right-of-way infrastructure would also be developed in accordance with City of Hanford standards and regulations.

Approvals include:

- Approval of Tentative Tract Map #943
- Prezoning – Because the project site does not currently have a City of Hanford zoning designation, prezoning of the site is required. The project site would be prezoned to the R-L-5 zone.
- Annexation into the city limits by Kings County Local Agency Formation Commission (LAFCo)

Construction:

Development of the Project is anticipated to occur over a 12-month period. Construction equipment will vary over the course of development and would include the following:

- Excavators/earth-moving equipment
- Depending on foundation system, auger rig, or pile-driving rig
- All-terrain forklifts
- A man/material hoist
- Truck cranes and potentially a tower crane (pending permit approval)
- Concrete trucks
- Dump trucks
- Street sweepers/water trucks for dust control
- Construction delivery trucks (typically box trucks or flat beds)
- Small tools (generators, light plants, compactors, air compressors)