



**City of Hanford**  
317 North Douty Street  
Hanford, CA, 93230

**NOTICE OF PREPARATION/SCOPING MEETING FOR A FOCUSED ENVIRONMENTAL  
IMPACT REPORT**

***Project Title: Fargo Village***

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**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND  
SCOPING MEETING FOR THE FARGO VILLAGE MASTER PLAN**

**NOTICE IS HEREBY GIVEN** that the City of Hanford (City) will prepare a Focused Environmental Impact Report (EIR) for the proposed Fargo Village Master Plan ("Project" or "proposed Project") located in the northern portion of city limits of the City of Hanford in the jurisdiction of the County of Kings, California. The Project site is generally bound by Fargo Avenue to the south, 12th Avenue to the west, the BNSF Railway to the east, and Flint Avenue to the north, consisting of two parcels that total approximately 304 gross acres. The City has determined that an Environmental Impact Report (EIR) is necessary pursuant to California Environmental Quality Act (CEQA) Guidelines Section §15063(c)(3), to evaluate the potential environmental impacts from the proposed project. The City is the Lead Agency for the proposed project pursuant to CEQA Guidelines Section 15050. The purpose of this notice is:

1. To serve as a Notice of Preparation of an EIR pursuant to the CEQA Guidelines Section §15063(c)(3);
2. To advise and solicit comments and suggestions regarding the scope and content of the forthcoming EIR to be prepared for the project; and
3. To serve as a notice of the public scoping meeting. Copies of the Notice of Preparation are available for review at the following location:

City of Hanford, Community Development Department  
317 N. Douty Street  
Hanford, CA 93230

**PROJECT TITLE:**

Fargo Village Master Plan

**PROJECT LOCATION:**

The proposed Project is located on approximately 304 acres in the northern portion of the City of Hanford, California. The Site is generally bound by Fargo Avenue to the south, 12th Avenue to the west, the BNSF Railway to the east, and Flint Avenue to the north (See Figure 1).

**PROJECT DESCRIPTION:**

The Project proposes 1,146 units of Low, Medium, and High-Density residential development and Neighborhood Commercial land uses. The Project will also feature 27.59 acres of park space, a 14.99-acre school zone, and a 6.18-acre stormwater retention basin. The Project would have 697 Single Family Homes, 235 Townhomes, and 214 Apartment Units. The Maximum Floor Area Ratio (FAR) for the neighborhood commercial zone is 0.5, so the 6.73-acre area will accommodate a maximum of 146,579 square-feet of commercial development with 488 parking spaces. The proposed uses include two retail stores, a gas station, a restaurant, a drive-thru restaurant, and an outdoor food court. However, the Project may also include other uses that are permitted or conditionally permitted within the C-N Neighborhood Commercial Zone. The central community park will include soccer/football fields, basketball courts, and playgrounds, but these details have not been finalized.

Additional Project features include marked pedestrian crossings, a high density of intersections, sidewalks throughout the Project site, a trailway that connects all Project components, 2.5 miles of bike lanes along the Project frontage, and enhanced pedestrian crossings with easily identifiable signage for pedestrian/bike crossings at the intersections between the trailway and the roadway. Drought-tolerant landscaping will also be incorporated throughout the site and will be designed in accordance with the landscaping standards provided in the Hanford Municipal Code.

**DISCRETIONARY ACTIONS:**

The following discretionary approvals are required for the proposed Project:

- Planned Unit Development Plan Approval to blend the densities, permit the non-standard alleyway widths, implement private drives and to build townhomes with zero setbacks
- Tentative Parcel Map Approval
- Tentative Tract Map Approval

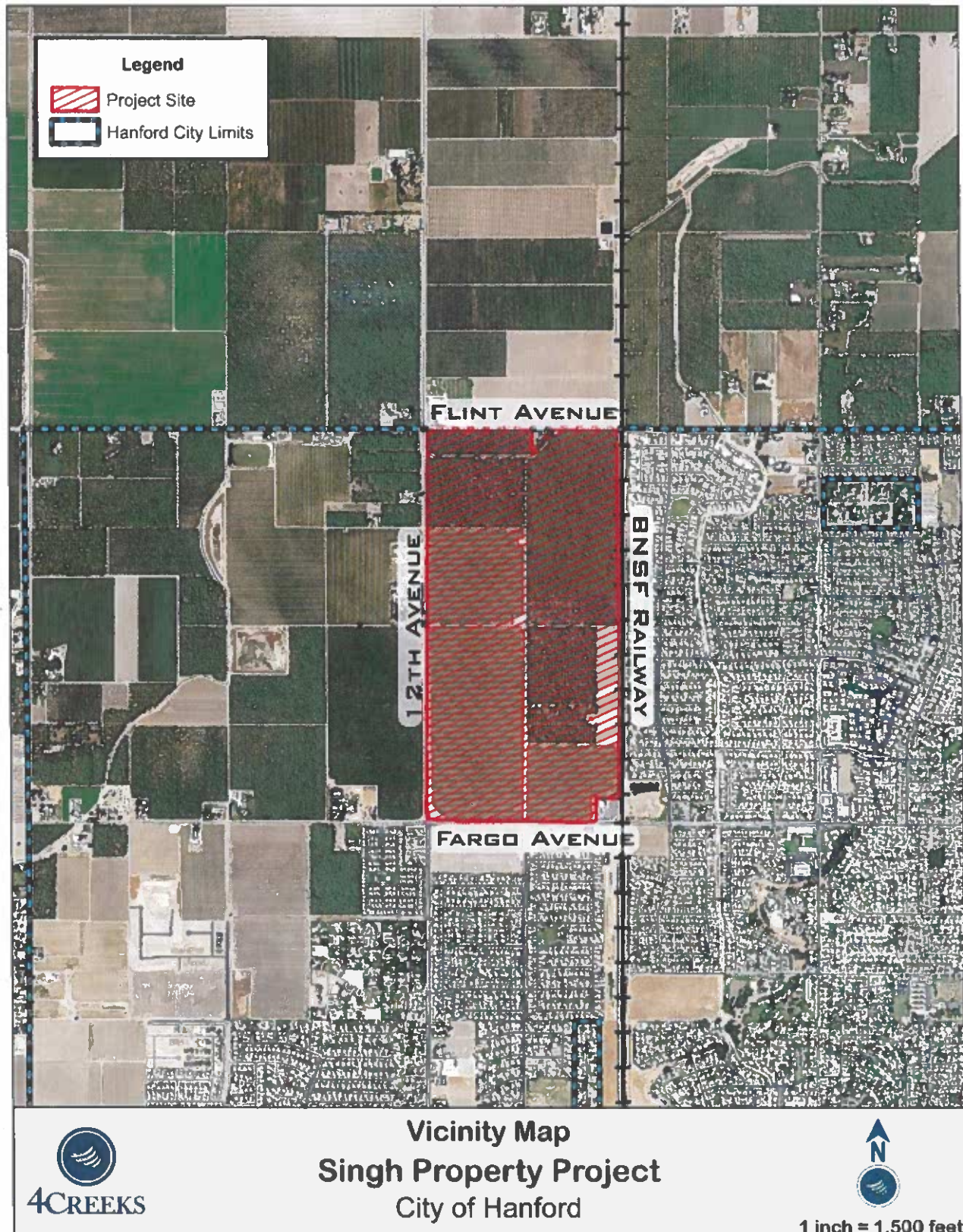


Figure 1: Vicinity Map