

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: Fargo Village Mixed Use Project

Lead Agency: City of Hanford

Contact Person: Gabrielle Myers

Mailing Address: 317 N. Douty Street

Phone: 559-585-2500

City: Hanford

Zip: 93230

County: Kings

Project Location: County: Kings

City/Nearest Community: City of Hanford

Cross Streets: Fargo Avenue and 12th Avenue (northeast corner)

Zip Code: 93230

Longitude/Latitude (degrees, minutes and seconds): 36 ° 21 ' 51.3 " N / 119 ° 40 ' 9.3 " W Total Acres: 304

Assessor's Parcel No.: 007-010-031-000 and 007-360-016-000

Section: 18 Twp.: 18S

Range: 21E

Base: MDB&M

Within 2 Miles: State Hwy #: 43

Waterways: People's Ditch

Airports: N/A

Railways: BNSF

Schools: See attached NOP

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1,146</u> Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ | Employees _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>146,579</u> Acres <u>6.73</u> | <input type="checkbox"/> Mining: Mineral _____ |
| Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ | Employees _____ |
| <input checked="" type="checkbox"/> Educational: <u>14.99 acre school site</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Recreational: <u>Park Space 27.59 acres</u> | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input checked="" type="checkbox"/> Water Facilities: Type <u>Basin - 6.18 acres</u> MGD _____ | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Low-Density Residential, Medium-Density Residential, High-Density Residential, and Neighborhood Commercial by the City of Hanford 2035 General Plan

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/16/2024 Ending Date 9/16/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>4Creeks</u>	Applicant: <u>Paul Singh Family Limited Partnership</u>
Address: <u>324 S. Santa Fe Suite</u>	Address: <u>P.O. Box 250</u>
City/State/Zip: <u>Visalia, CA 93292</u>	City/State/Zip: <u>Caruthers, CA 93609</u>
Contact: <u>Molly Baumeister</u>	Phone: <u>559-451-1180</u>
Phone: <u>559-802-3052</u>	

Signature of Lead Agency Representative: *Gabrielle Myers* Date: 08/23/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.