

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

Project Title: Neves Residential Project

NOTICE IS HEREBY GIVEN that the City of Hanford (City) will prepare a Focused Environmental Impact Report (EIR) for the proposed Neves Residential Project (“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 east, consisting of 135.28-acres on Assessor’s Parcel Numbers 009-020-021, -047, -023 and -046. 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 virtual 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
<https://cityofhanfordca.com/1236/Current-Projects>

NOTICE OF PREPARATION: Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the City has prepared a Notice of Preparation to solicit comments related to the scope and content of the EIR. The 30-day public comment period for the Notice of Preparation is from Monday, December 9, 2024 to J, 2025. The City, as the Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. **All environmental related comments to the Notice of Preparation should be submitted in writing or email by 5:00 p.m. on Monday, January 6, 2025 to:**

Gabrielle Myers, Senior Planner
City of Hanford, Community Development Department
317 N. Douty Street
Hanford, CA 93230
Email: gmyers@hanfordca.gov

SCOPING MEETING: The City will conduct a virtual public scoping meeting in conjunction with this Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the Focused EIR. The meeting will be held on:

Date: Wednesday, December 18, 2024
Time: 4:00 to 5:30 p.m.
Location: Virtual Meeting Via Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODgxMjBkYWYtYTRhNi00NzhhLTkxMDctZGU4NWVjZDIIMGVl%40thread.v2/0?context=%7b%22Tid%22%3a%2215149e0d-aca0-4726-9883-ce63207ce6f0%22%2c%22Oid%22%3a%222fa4a8a4-937f-4598-a11f-fbc7f01f3386%22%7d

Meeting ID: 253 558 746 620
Passcode: 3fB7Ec2p

You may also join via the City of Hanford’s Website: <https://cityofhanfordca.com/1236/Current-Projects> (below Neves Residential Project), link to Teams Meeting available through the website.

PROJECT TITLE: Neves Residential Project

PROJECT LOCATION: The project is 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 east, consisting of 135.28-acres on Assessor's Parcel Numbers 009-020-021, -047, -023 and -046 (See Figure 1).

PROJECT DESCRIPTION: Project Applicant intends to develop up to 615 single-family residential units on an approximately 135.28-acre site. The development will also include a 5.87-acre storm basin and a seven-acre park along with access roads, lighting, landscaping and other associated improvements, per City Standards. Entitlements needed to accommodate the proposed Project include a Tentative Subdivision Map and a Planned Unit Development to accommodate smaller lot sizes and reduced setbacks. The proposed Project site is currently an active orchard.

Construction Phasing

The Project will be developed in four phases and is broken down below:

- Phase I (44.63 acres)
 - Construction of 140 lots
 - Construction of a 7-acre park
 - Construction of 5,87-acre storm basin
- Phase 2 (44.49 acres)
 - Construction of 229 lots
- Phase 3 (34.57 acres)
 - Construction of 185 lots
- Phase 4 (11.59 acres)
 - Construction of 57 lots

Based on the information the City has examined to date, the EIR would likely focus on environmental analysis related to Air Quality, Energy, Greenhouse Gas, and Transportation. The EIR will also include statutorily required sections identified in Sections 15120 to 15132 of CEQA Guidelines such as discussion of project alternatives and cumulative impacts. The EIR content will be subject to additional input from the scoping meeting.

Figure 1: Project Location

