

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 # 2024080949

Project Title: Fargo Village Mixed Use Project

Lead Agency: City of Hanford

Contact Person: Gabrielle Myers

Mailing Address: 317 N. Douty Street

Phone: (559)585-2578

City: Hanford

Zip: 93230

County: Kings

Project Location: County: Kings

City/Nearest Community: 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 #: CA43

Waterways: People's Ditch

Hanford Chrisitan School, Pioneer

Middle School, Simas Elementary

Airports:

Railways: BNSF

Schools:

School, Washington Elementary School,

Monroe Elementary School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ 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 1146 Acres 248.51☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☒ Commercial: Sq.ft. 146579 Acres 6.73 Employees 20☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☒ Educational: 14.99-acre school site☐ Waste Treatment: Type _____ MGD _____☒ Recreational: 12.36 acres of park space and open space☐ Hazardous Waste: Type _____☒ Water Facilities: Type Basin MGD .3952☐ 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:**

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)

PROJECT DESCRIPTION: The Project proposes 1,146-units of low, medium, and high-density residential development, neighborhood commercial development, a school site, and park/open space on approximately 304 gross acres in the City of Hanford. The Project site's existing and proposed zoning is low-density residential (R-L), medium-density residential (R-M), high-density residential (R-H), neighborhood commercial (C-N), and public facilities (P-F). The Project includes 926 single family homes and 13 acres of apartment units. 6.73 acres of the site are planned to be used for neighborhood commercial development, which may consist of two retail stores, a gas station, a restaurant, a drive-thru restaurant, and an outdoor food court, but the exact uses have not been finalized. The Project will also contain approximately 12.36 acres of parks and open space, which will contain a soccer/football field, basketball courts, and playgrounds. The Project also proposes approximately 14.99 acres for a future school site and a 6.18-acre onsite stormwater drainage basin.

The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, a stormwater basin, and improvements to Fargo Avenue, Flint Avenue, and 12th Avenue, which border the site. Lastly, the Project would require the demolition of one 650-square-foot storage building.

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".

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

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

Starting Date September 8, 2025 Ending Date October 23, 2025

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)415-1180</u>
Phone: <u>(559)802-3052</u>	

Signature of Lead Agency Representative: *Gabrielle Myers* Date: 9/4/2025

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