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 # 2024120645

Project Title: Neves Residential 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: Nothwest corner of Fargo and 12th Avenues | Zip Code: 93230
Longitude/Latitude (degrees, minutes and seconds): 36 ° 21 ′ 37.1 ″ N / 119 ° 40 ′ 30.6 ″ W Total Acres: 135.28
Assessor's Parcel No.: 009-020-021, -047, -023 and -046 | Section: 15 | Twp.: 18S | Range: 21E | Base: MDB&M
Within 2 Miles: State Hwy #: N/A | Waterways: People's Ditch
Airports: N/A | Railways: A T & SANTA FE RAILROAD (BNSF) | Schools: Hanford Christian School, Frontier Elementary, Simas Ele

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 615 Acres 135.28
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ 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: Greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

Low-Density Residential, Medium-Density Residential, and High-Density Residential (R-L-5, R-M, R-H)

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

See attached.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	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
x	Caltrans District # 6		Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # 5
x	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
x	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
x	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	x	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:
x	Native American Heritage Commission		

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

Starting Date October 1, 2025 Ending Date November 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Crawford & Bowen Planning, Inc.
Address: 113 N. Church Street, Suite 310
City/State/Zip: Visalia, CA 93291
Contact: Emily Bowen
Phone: (559) 840-4414

Applicant: San Joaquin Valley Homes
Address: 5607 Avenida De Los Robles
City/State/Zip: Visalia, CA 93291
Phone: (559)732-2660

Signature of Lead Agency Representative: Gabrielle Myers **Date:** 09-29-2025

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

PROJECT DESCRIPTION: The 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. The site is currently designated as low, medium and high density residential and is zoned R-L-5 (Low Density Residential), R-M (Medium Density Residential), and R-H (High Density Residential). Entitlements needed to accommodate the proposed Project include Tentative Subdivision Map 944 and Planned Unit Development 2024-01 to accommodate smaller lot sizes and reduced setbacks.

Site Circulation: Access to and from the Project site will be from four full access points at buildout. The site will be accessed to the south along Fargo Avenue, to the east along 12th Avenue, and to the north and west along unnamed streets.

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

Infrastructure: The Project will require connection to various City-operated utility and infrastructure systems. These include City-provided services such as sewer/wastewater, water and stormwater facilities. Non-City-provided infrastructure includes natural gas (to be provided by The Gas Company) and electrical services (to be provided by Southern California Edison). The Project will be responsible for construction of connection points to the City's existing infrastructure.

The stormwater drainage system for the Project will be designed in compliance with City standards to ensure adequate facilities to serve the Project. The Project will discharge stormwater runoff through a proposed storm drain system that drains into a proposed drainage basin onsite.

PROJECT LOCATION: The proposed Project site is located within the City of Hanford limits, near the northern City limit boundary. The proposed development is located on an approximately 135.28-acre site on Assessor's Parcel Numbers 009-020-021, -047, -023 and -046, at the northwest corner of 12th Avenue and Fargo Avenue.

Figure 1: Project Location

