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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080949

Project Title: Neves Residential Project

Lead Agency: City of Hanford

Contact Name: Gabrielle Myers

Email: gmyers@hanfordca.gov Phone Number: (559)585-2578

Project Location: Hanford (*City*) Kings (*County*)

Project Description (Proposed actions, location, and/or consequences).

See attached project description and location.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Greenhouse Gas Emissions
Transportation

See MMRP

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

n/a

Provide a list of the responsible or trustee agencies for the project.

Trustee:
San Joaquin Valley Air Pollution Control District (SJVAPCD)

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

