

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 #: 2026030252

Project Title: Millennium Estates Residential Project

Lead Agency: City of Hanford

Contact Name: Gabrielle Myers

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Project Location: Hanford Kings County
City *County*

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

See attached.

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

potentially significant effects:

Biological Resources - the project has potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service: 11 mitigation measured proposed - see p. 30 to 45 of ISMND

Cultural Resources - the project has the potential to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, and disturb any human remains, including those interred outside of formal cemeteries. 2 Mitigation Measures proposed - see p. 50 of ISMND

Additional effects and mitigations - see ISMND document

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.

San Joaquin Valley Air Pollution Control District
Kings County Department of Public Health
California Department of Fish and Wildlife (CDFW)
Regional Water Quality Control Board (RWQCB), Central Valley Region
Native American Heritage Commission

Project Description

The Project Applicant intends to develop up to 211 single-family residential units on an approximately 30.9-acre site. Access roads, lighting, landscaping and other associated improvements will be constructed, per City Standards within the proposed Project site and along the future 12 ½ Avenue alignment (to be named Aquifer Drive). Construction will include the connection to City water, storm drain and sewer within the development with connection to existing lines in 12 ½ Avenue (to be named Aquifer Drive) and Millenium Way, along with other utilities such as electric and communication lines.

Entitlements needed to accommodate the proposed Project include a Tentative Subdivision Map and a Planned Unit Development to accommodate a variety of lot sizes and modified setbacks.

The proposed Project is consistent with the General Plan density of between two to ten units per acre in the Low Density Residential category. The proposed Project density is 6.82 units per acre.

Site Circulation

Vehicular access to the Project will be from future Millenium Way, which bisects the property and 12 ½ Avenue (to be named Aquifer Drive) to the east. Future connections have been provided to the north and west of the property. Each single-family residence will include a two-car garage.

Construction Phasing

The Project is anticipated to be developed in three phases over three years total.

Project Location

The Project site is located on the west side of the City of Hanford along 12 ½ Avenue approximately 0.18 miles south of the intersection of West Lacey Boulevard and 12 ½ Avenue. The Project lies in the northwest quarter of Section 34 of Township 18 South, Range 21 East, Mount Diablo Base Line and Meridian of the Hanford, California 7.5-minute USGS quadrangle.