

City of Hanford

HARVEST CREEK RESIDENTIAL DEVELOPMENT PROJECT

July 2026 | Initial Study



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City of Hanford

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Contact: Gabrielle Myers, Principal Planner
317 N. Douty Street,
Hanford, California 93230
559.585.2578

Prepared by:

PlaceWorks

Alen Estrada-Rodas, Senior Associate
2040 Bancroft Way, Suite 400
Berkeley, California 94704
510.848.3815
www.placeworks.com

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ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Harvest Creek Residential Development Project

Lead Agency Name and Address:

City of Hanford
319 N Douty Street
Hanford, California 93230

Contact Person and Phone Number: Gabrielle Myers, Principal Planner

Project Location: The approximately 31.6-acre project site is at the southeast corner of Fargo Avenue and 13th Avenue (portions of Assessor's Parcel Numbers 009-030-001 and 009-030-002), in the City of Hanford's sphere of influence in Kings County.

General Plan Designation: Limited Agricultural–10 District (AL-10).

Zoning: Limited Agricultural–10 District (AL-10).

Description of Project: The proposed project would include two components: (1) rezoning the site to R-M (Medium Density Residential) and (2) the construction of up to 229 single-family residential units and related infrastructure at the project site.

Surrounding Land Uses and Setting: The project site is surrounded by agricultural uses to the north and west. Properties to the south and east include single-family residences.

Other Public Agencies Whose Approval Is Required (e.g., Permits, Financing Approval, or Participating Agreement; this list is not exhaustive):

- Kings County
- Kings County LAFCo
- Central Valley Regional Water Quality Control Board (RWQCB)
- San Joaquin Valley Air Pollution Control District (Valley Air District)
- Hanford Fire Department

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| ☐ Aesthetics | ☒ Agriculture / Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology / Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials |
| ☒ Hydrology / Water Quality | ☒ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☒ Public Services |
| ☒ Recreation | ☒ Transportation | ☒ Tribal Cultural Resources |
| ☒ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

ENVIRONMENTAL CHECKLIST

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Gabrielle Myers
Signature

Principal Planner
Title

Gabrielle Myers
Printed Name

06-29-2026
Date

ENVIRONMENTAL CHECKLIST

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1. INTRODUCTION

1.1 OVERVIEW

D.R. Horton (Applicant) proposes to construct a new, up to 229-unit residential development and associated infrastructure at the southeast corner of Fargo Avenue and 13th Avenue in Kings County (project site) and prezone the site to R-M (Medium Density Residential) (proposed project).

In compliance with the California Environmental Quality Act (CEQA), the City of Hanford (City), as lead agency, is preparing the environmental documentation for the proposed project to determine whether approval of the requested discretionary actions and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with the information to use as the basis for determining whether an environmental impact report (EIR), negative declaration, or mitigated negative declaration (MND) would provide the necessary environmental documentation and clearance for the proposed project.

1.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The environmental compliance process is governed by the CEQA and the CEQA Guidelines (Public Resources Code [PRC], Section 21000 et seq.; California Code of Regulations [CCR], Title 14, Sections 15000 et seq.). CEQA was enacted in 1970 by the California Legislature to disclose to decision-makers and the public the significant environmental effects of projects and to identify ways to avoid or reduce the environmental effects through feasible alternatives or mitigation measures. Compliance with CEQA applies to California government agencies at all levels: local, regional, and State agencies, boards, commissions, and special districts (such as school districts and water districts). The City of Hanford is the lead agency for the proposed project and is therefore required to conduct an environmental review to analyze the potential environmental effects associated with the proposed project.

PRC Section 21080(a) states that analysis of a project's environmental impact is required for any "discretionary projects proposed to be carried out or approved by public agencies...." In this case, the lead agency has determined that an Initial Study is required to determine whether there is substantial evidence that construction and operation of the proposed project would result in environmental impacts.

1. INTRODUCTION

A “project” means the whole of an action that has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities resulting in the clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code sections 65100 to 65700.
- An activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. (14 CCR section 15378[a]).

The proposed discretionary actions by the project applicant constitute a “project” because the activity would result in a direct physical change in the environment and would be undertaken by a public agency. All “projects” in the State of California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project.

1.3 INITIAL STUDY

The purpose of the Initial Study is to 1) provide the lead agency with information to use as the basis for deciding the proper type of CEQA document to prepare; 2) enable the lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration; 3) assist in the preparation of an EIR, if one is required; 4) facilitate environmental assessment early in the design of a project; 5) provide documentation of the factual basis for the findings in a MND or Negative Declaration (ND); 6) eliminate unnecessary EIRs; and 7) determine if a project is covered under a previously prepared EIR. When an Initial Study identifies the potential for unmitigable significant environmental impacts, the lead agency must prepare an EIR (14 CCR section 15064); however, if all impacts are found to be less than significant or can be mitigated to a less-than-significant level, the lead agency can prepare an ND, or MND that incorporates mitigation measures into the project (14 CCR section 15070).

1.4 LEVELS OF SIGNIFICANCE

The following terminology is used to describe the level of significance of impacts. Although the criteria for determining significance are different for each topic area, the environmental analysis

1. INTRODUCTION

applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- **No impact.** The project would result in no adverse effect on the environment.
- **Less than significant.** The project would not exceed the established significance criteria.
- **Less than significant with mitigation incorporated.** The project would exceed the established significance criteria without mitigation measures, but one or more mitigation measures would reduce the impact to a less-than-significant level.
- **Potentially significant.** The project would exceed the established significance criteria, and either no feasible mitigation measures are available to reduce the impact to a less-than-significant level, or more analysis is needed to determine if feasible mitigation measures are available to reduce the impact to a less-than-significant level. If any impact is identified as potentially significant, an EIR is required.

Mitigation Measures. If, after incorporation and implementation of federal, State, and local regulations, there are still significant environmental impacts, then feasible and project-specific mitigation measures are required to reduce impacts to less-than-significant levels. Mitigation measures must further reduce significant environmental impacts above and beyond compliance with federal, State, and local laws and regulations. Mitigation under CEQA Guidelines Section 15370 includes:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environments.

1.INTRODUCTION

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2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

2.1.1 Regional Setting

The City of Hanford is surrounded by unincorporated Kings County in all directions, with the unincorporated communities of Armona and Grangeville on the western boundary of the City. Regional access to the project site is provided by State Route 43 (SR-43), approximately four miles to the east of the project site, and SR-198, approximately three miles to the south of the project site (see Figure 1, *Regional Location*).

2.1.2 Local Setting

The project site is at the southeast corner of Fargo Avenue and 13th Avenue (Assessor's Parcel Numbers [APN] 009-030-001 and 009-030-002) in Kings County (County). The project site is to the northwest of the city limit in Kings County and the City of Hanford sphere of influence (SOI). The approximately 31-acre project site is adjacent to the northwest of the Hanford city limit and is bounded by Fargo Avenue to the north and 13th Avenue to the west.

The project site is surrounded by agricultural land to the north and west and residential land uses to the south and east (see Figures 2, *Local Vicinity*, and 3, *Aerial Photograph*).

Local access to the site is provided by the existing surrounding roadway network, including Fargo Avenue to the north, 13th Avenue to the west, and Vineyard Street via North Wilsonia Street and Cedar Grove Street to the south.

2. PROJECT DESCRIPTION

2.2 ENVIRONMENTAL SETTING

2.2.1 General Plan Land Use and Zoning

KINGS COUNTY LAND USE AND ZONING

The County has designated and zoned the project site as Limited Agricultural–10 District (AL-10). This land use and zoning designation is primarily intended for rural areas surrounding cities and communities, serving as a buffer between more intensive agricultural uses—such as those in the General Agricultural District—and urban development. The AL-10 district supports agricultural operations while allowing for certain compatible non-agricultural uses, such as residential and recreational uses. The minimum parcel size permitted in this zoning district is 10 acres.

CITY OF HANFORD LAND USE AND ZONING

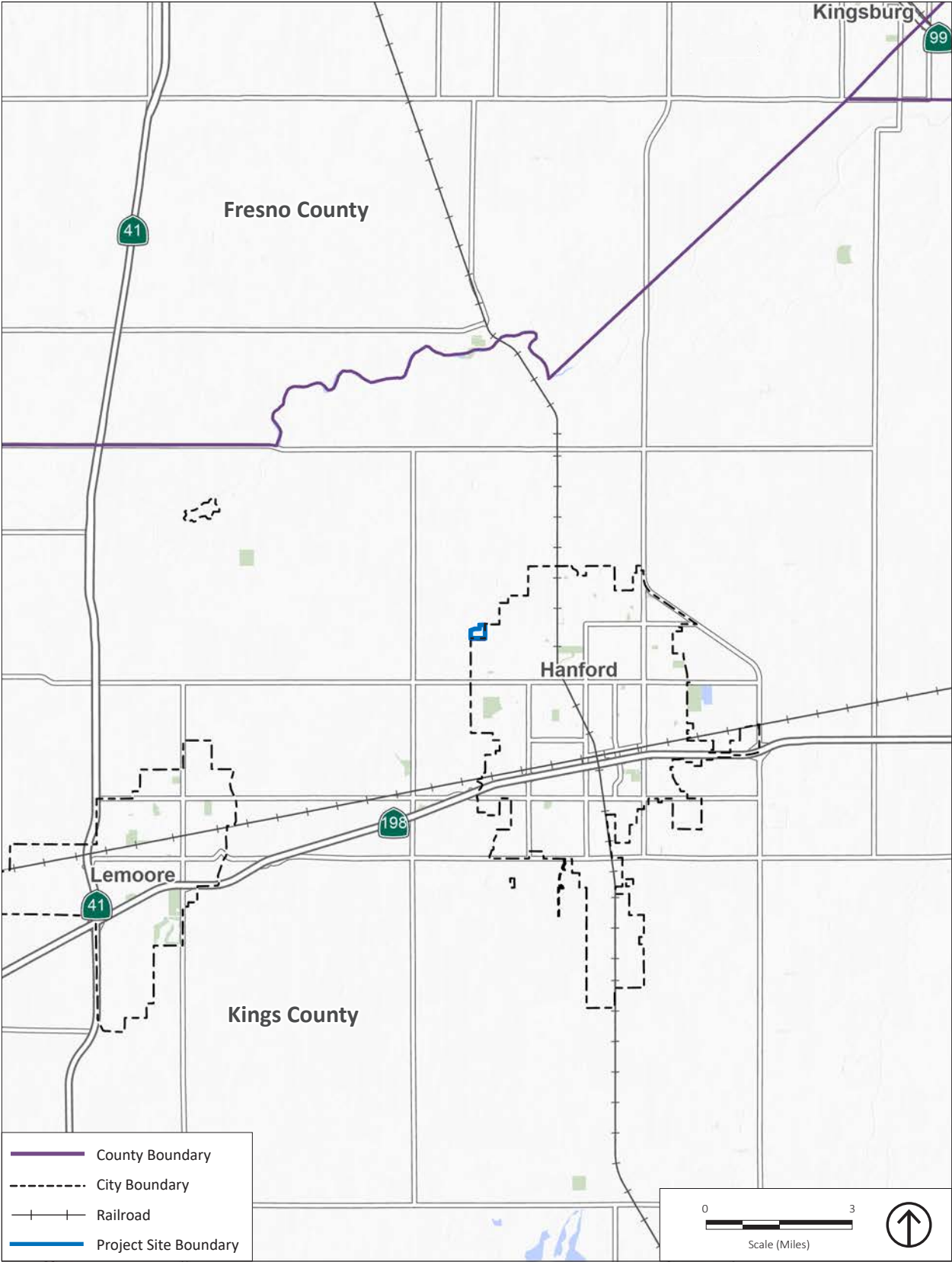
The project site lies within the City’s SOI and is designated Medium Density Residential by the City of Hanford General Plan, with an allowable density range of 7 to 20 units per gross acre. This designation is intended for residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower-density apartment complexes. Development is intended to be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets. Because the project site is not currently within the city limits, there is no City of Handford zoning designation for the site.

2.2.2 Surrounding Land Use

Land uses to the north, south, and east are designated R-L-5 Low Density Residential. Land uses to west are outside the City’s SOI but within the General Plan Study Area.

2.2.3 Existing Conditions

As shown in Figure 4, *Existing Project Site*, much of the project site is currently in active agricultural use, cultivated with row crops, and has been in agricultural use for several decades (Historic Aerials 2026). According to the California Department of Conservation’s (DOC) California Important Farmland Finder, the project site is designated as Prime Farmland. According to the DOC’s Williamson Act Enrollment Finder map, the project site is not enrolled in a Williamson Act Contract (DOC 2025a).

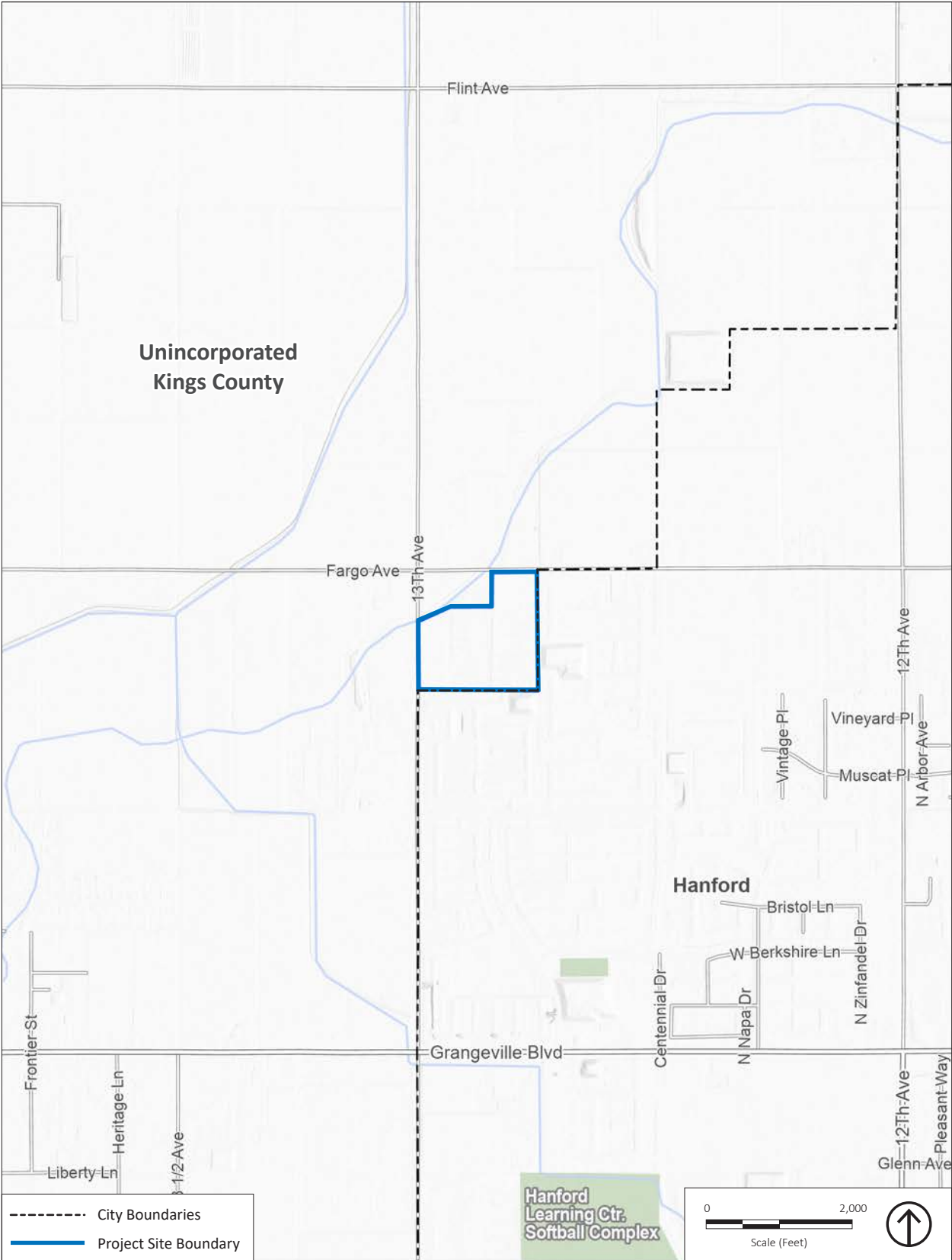


Source: Generated using GIS Pro 2026.

Figure 1
Regional Location

2. PROJECT DESCRIPTION

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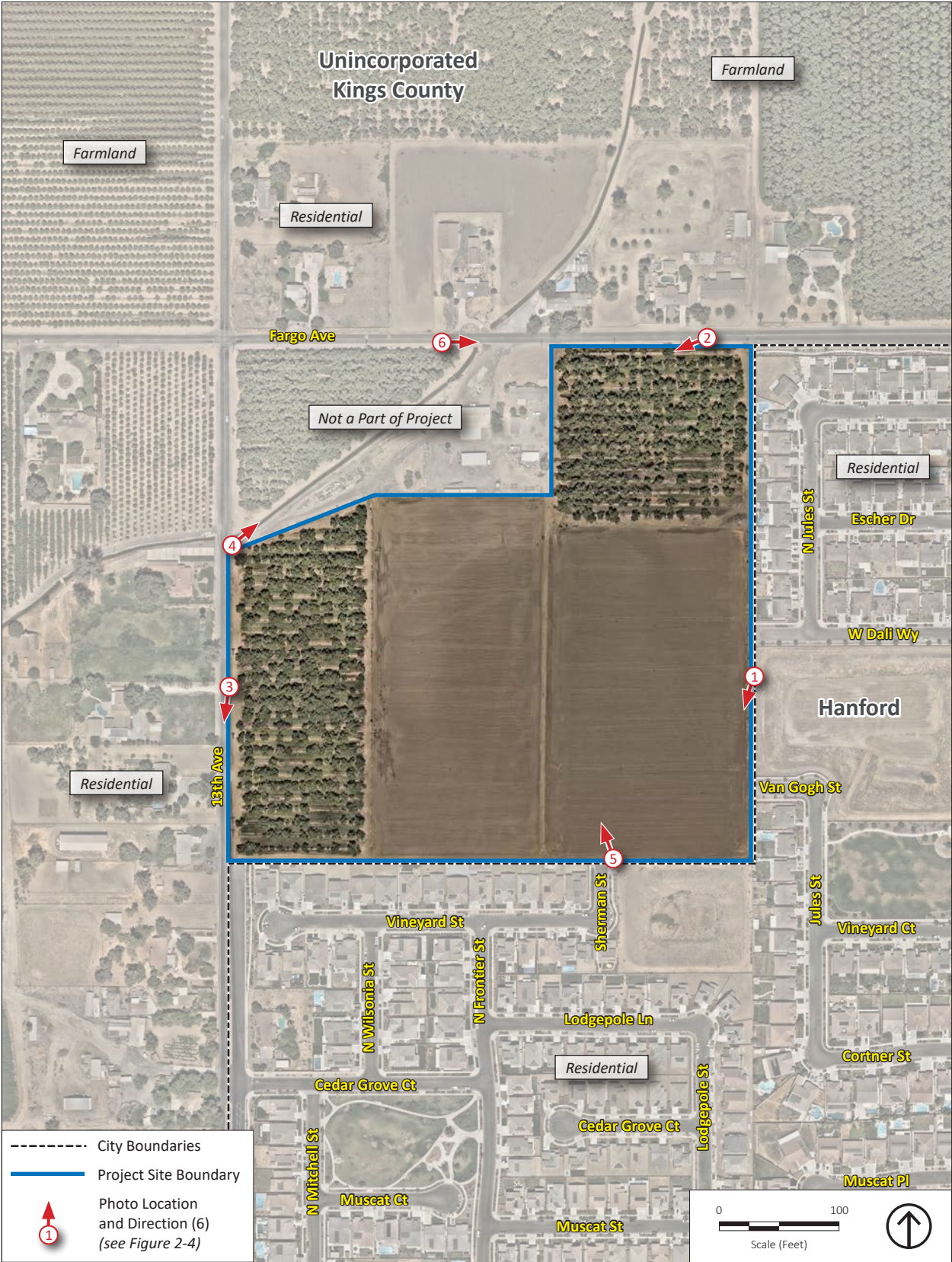


Source: Generated using GIS Pro 2026.

Figure 2
Local Vicinity

2. PROJECT DESCRIPTION

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Source: Nearmap 2026.

Figure 3
Aerial Photograph

2. PROJECT DESCRIPTION

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Photo 1 – Looking south at the project site and single-family residences south of the project site.

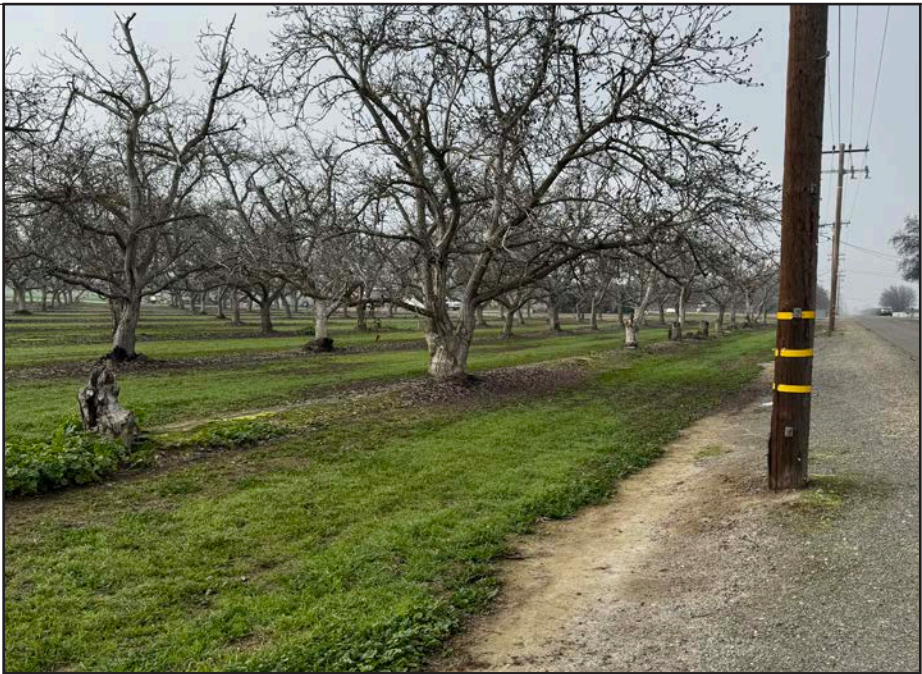


Photo 2 – Looking west along the northern project site boundary and Fargo Avenue.



Photo 3 – Looking south along the western project site boundary and E 13th Avenue.



Photo 4 – Looking northeast along the northwestern property boundary and existing canal and residence north of the project site.



Photo 5 – Looking north at the project site north of Sherman Street.

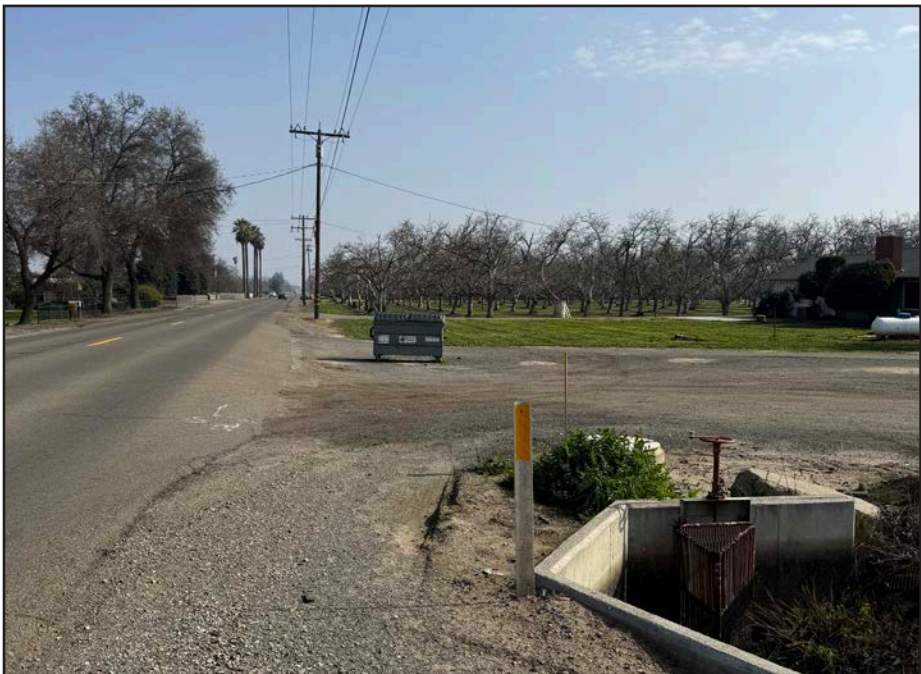


Photo 6 – Looking east at the northern project site boundary along Fargo Avenue.

Source: PlaceWorks 2026.

Figure 4
Existing Project Site

2. PROJECT DESCRIPTION

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2. PROJECT DESCRIPTION

One single-family residence is on the same parcel as the project site and contains several accessory structures for farming operations, including a storage shed and parking garage. Vehicle access to the residence and the northern part of the project site is provided by a paved driveway extending south from Fargo Avenue. As shown in Figure 3, the existing residence is not part of the proposed project and would remain as is.

2.3 PROJECT CHARACTERISTICS

2.3.1 Description of the Project

The proposed project would include two components: (1) the rezoning of the project site parcel, and (2) the construction of a new residential development at project site. As previously described, the northwestern portion of the existing parcel would not be included in the proposed project (see Figure 3); thus, the proposed project would include a lot line adjustment. Proposed development at the project site would include up to 229 new single-family residences with private garages and on-site driveway parking spaces that would accommodate up to two cars each. The project site would include a new 60-foot-wide street network that would be accessible via 13th Avenue to the west, Fargo Avenue to the north, Vineyard Street and Sherman Street to the south, Dali Way to the east, and Van Hough Street to the southeast (see Figure 5, *Project Site Plan*).

2.3.2 Proposed Prezoning

The City is requesting to annex the project site into the City, which would require Local Agency Formation Commission (LAFCo) approval. Once the project site is annexed, City regulations would apply to the proposed project. As discussed in Section 2.3.1, *General Plan Land Use and Zoning*, the project site lies within the City's SOI and is designated Medium Density Residential by the City's General Plan; this designation would remain. The project site would be prezoned to R-M (Medium Density Residential) zone, which designates areas for single-family residential development, allowing one dwelling unit per lot, with a minimum lot size of 5,000 square feet. This district establishes a 15-foot front setback for living spaces, 20-foot setbacks for garages/carports, and 15- to 20-foot rear setbacks. It aims to provide for varied lot sizes and housing, ensuring a suitable residential environment.

2.3.3 Proposed Residential Development

The proposed project would include up to 229 new single-family residential units for a total of approximately 860,179 square feet (19.75 acres) of residential development. As shown in Table 1, *Proposed Residential Development*, each proposed residential unit on the project site

2. PROJECT DESCRIPTION

would be on its own lot in a detached two-story building and would contain three or four bedrooms, 2.5 baths, and a two-car garage. The proposed project would include three lot sizes—35 feet by 90 feet (4 lots), 33 feet by 90 feet (35 lots), and 38 feet by 85 feet (190 lots). Based on three persons per household in the City of Hanford (US Census Bureau 2026), the proposed project is anticipated to result in 687 new residents.

Table 1 Proposed Residential Development

Lot Size	Type	Units	Maximum Stories	Anticipated Population ¹
35 feet x 90 feet	Single-family	4	2	12
33 feet x 90 feet	Single-family	35	2	105
38 feet x 85 feet	Single-family	190	2	570
Total		229	--	687

Source: US Census Bureau 2026.

1. 3.01 persons/unit.

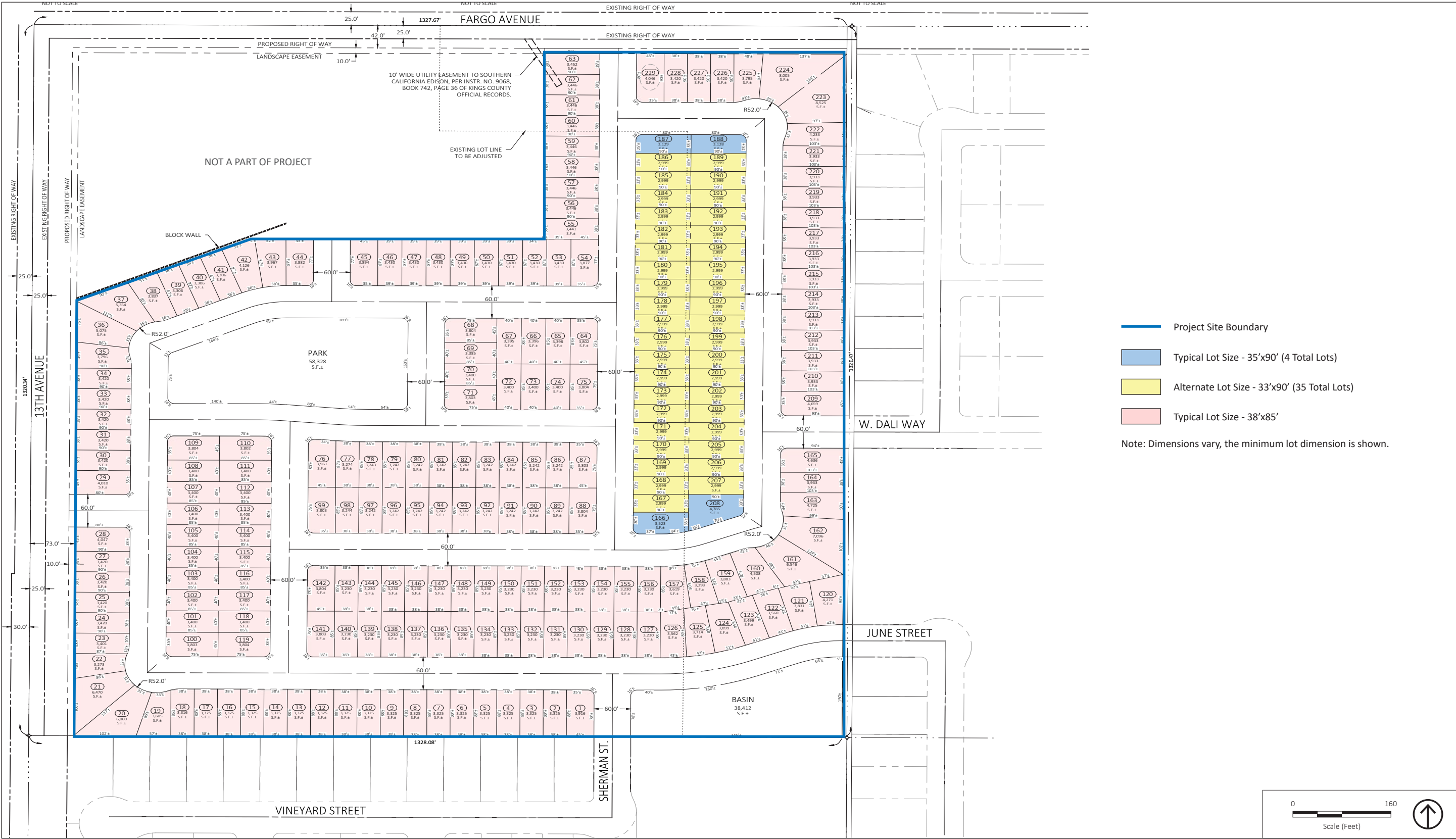
To ensure a conservative analysis, this environmental analysis evaluates a maximum development intensity of 229 single-family residences. While the proposed project is anticipated to construct 217 units, analyzing this higher threshold establishes a "worst-case" scenario to guarantee that all potential environmental impacts are fully captured and disclosed.

2.3.4 Architectural Design

The proposed buildings would use a variety of colors and materials, including stucco finishes on the exterior walls, fiber cement and batten, stone veneer, and metal sectional garage doors. The proposed buildings would include three different styles: Farmhouse, Craftsman, and Cottage.

2.3.5 Outdoor Amenities

The proposed project would include private front, side, and backyards for each residential unit. Additionally, the proposed project would include a neighborhood park of at least 58,328-square-feet in the northwestern portion of the project site that will be available for public use. To ensure a conservative analysis, this environmental analysis evaluates the development of a 58,328-square-foot park. While the proposed park is anticipated to have a footprint of up to 110,870-square-feet, analyzing minimum park area represents a conservative worst-case scenario because it assumes less available recreational space, to guarantee that all potential environmental impacts are fully captured and disclosed.



Source: Sequoia Consulting 2026.

Figure 5
Project Site Plan

2. PROJECT DESCRIPTION

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2.3.6 Circulation and Parking

VEHICULAR ACCESS

Vehicular access to the project site would be provided via Fargo Avenue to the north, 13th Avenue to the west, Sherman and Vineyard Street to the south, Dali Way to the east, and Van Gogh Street to the southeast. The project would include a new, 60-foot-wide street network throughout the project site.

PARKING

Each unit would contain four parking spaces, including a private two-car garage and two-car driveway. The proposed project does not include any on-street parking.

2.3.7 Infrastructure Plan

New infrastructure to serve the proposed project would include water lines, wastewater lines, and other utilities. Utilities serving new development would be constructed underground within individual lots and would connect to utilities in road rights-of-way. Sewer lines, storm drains, and water lines for the proposed project would connect to existing infrastructure along 13th Avenue and Fargo Avenue. All infrastructure improvements would comply with City code requirements and standards.

UTILITIES

Water

Water would be provided by the City of Hanford. The proposed project would connect to a 10-inch City water line in Fargo Avenue.

Sanitary Sewer

Sewer service would be provided by the City of Hanford. The proposed project would include new sanitary sewer lines that would connect to the existing off-site sewer line in Fargo and 13th Avenues to collect wastewater from the project site.

Stormwater

The proposed project would include stormwater treatment improvements to address stormwater generation associated with the increase in impervious surfaces resulting from the proposed project. Additionally, the proposed project would include a 38,412-square-foot

2. PROJECT DESCRIPTION

stormwater retention basin in the southeastern corner of the project site to manage on-site runoff.

Solid Waste

The City of Hanford provides refuse/solid waste collection within the City. Services would be expanded to provide solid waste collection services to the project site. All solid waste collection would be required to comply with federal, state, and local regulations for waste reduction and recycling.

Dry Utilities

Southern California Edison Company (SCE) provides electricity to the project area and maintains aboveground power lines. SCE would serve electrical requirements for the proposed project in accordance with the California Public Utilities Commission and Federal Energy Regulatory Commission. The proposed project would connect to this existing electrical infrastructure to supply power to the project site. Additionally, the proposed project would include emergency generators in case power is not available at the project site. No natural gas connections would be provided.

2.3.8 Project Construction

CONSTRUCTION SCHEDULE

Construction of the proposed project would occur over approximately 62 months, over three phases. Phase one is anticipated to take approximately 26 months to complete, beginning in June 2028 and ending in August 2030. Phase one of the proposed project would include the construction of 85 units along the northeastern portion of the project site.

Phase two is anticipated to take approximately 31 months to complete, beginning in June 2029 and ending in December 2031. Phase two of the proposed project would include the construction of 84 units along the northwestern portion of the project site.

Phase three is anticipated to take approximately 38 months to complete, beginning in June 2030 and ending in August 2033. Phase three of the proposed project would include the construction of 60 units along the southern portion of the project site.

No demolition would be required for the proposed project. The opening date for the proposed project is anticipated to be in September 2033. The proposed construction schedule uses a conservative, “worst-case” construction schedule to ensure a comprehensive analysis of potential environmental impacts. By incorporating contingencies for unforeseen delays, this

2. PROJECT DESCRIPTION

approach ensures that the duration and intensity of construction-related effects—such as noise, air quality emissions, and traffic—are not underestimated in the environmental disclosure.

CONSTRUCTION ACTIVITIES

Construction would include grading and excavation, trenching for site utilities and irrigation, building construction, architectural coatings, driveway and walkway construction, and landscaping improvements.

During construction, vehicles, equipment, and materials would be staged and stored on the project site. No long-term staging of equipment would occur around the perimeter of the project site, and no construction staging would occur in the public right-of-way. The construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. A combination of on- and off-site parking facilities for construction workers would be identified during construction.

Soil Hauling

Excavated soils would be balanced on-site and would not require additional import or export of soils during site preparation and rough grading, as shown in Table 2, *Soil Hauling During Construction*.

Table 2 **Soil Hauling During Construction**

Construction Activity	Import Volume (Cubic Yards)	Export Volume (Cubic Yards)
Site Preparation	0	0
Rough Grading	0	0
Total	0	0

Source: D.R. Horton 2026.

2.4 REQUIRED PERMITS AND APPROVALS

The City of Hanford is the lead agency under CEQA and has the principal approval authority over the proposed project. This initial study is intended to evaluate the environmental impacts of the proposed project, thereby enabling the City, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements.

2. PROJECT DESCRIPTION

2.4.1 Responsible and Trustee Agencies

Pursuant to CEQA Guidelines Section 21069, a “responsible agency” is defined as a public agency other than the lead agency that has responsibility for carrying out or approving a project. CEQA Guidelines Section 21070 defines a “trustee agency” as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California and are affected by a project. Responsible agencies for the proposed project include but are not limited to:

- Kings County
- Kings County LAFCo
- Central Valley RWQCB
- San Joaquin Valley Air Pollution Control District (Valley Air District)
- California Department of Fish and Wildlife (CDFW)
- United States Department of Fish and Wildlife
- United States Army Corp of Engineers (USACE)

As described in Section 2.2.2, *Local Setting*, the proposed project is in Hanford’s SOI. The SOI is regulated by the Kings County LAFCo, which has a responsibility to exercise their independent judgment while making decisions concerning appropriate local governmental boundaries and service providers. Because the proposed project would require annexation of the project site into the City of Hanford, the Kings County LAFCo would be a responsible agency that reviews and approves the annexation. Furthermore, the proposed project would require the issuance of permits by responsible and trustee agencies, as described below.

2.4.2 Required Permits and Approvals

The EIR will serve as the primary environmental document for all future actions associated with the proposed project, including any discretionary approvals requested or required to implement the proposed project. To implement the proposed project, the approvals outlined in Table 3, *Permits and Approvals*, are anticipated to be required. This list is not exhaustive.

2. PROJECT DESCRIPTION

Table 3 Permits and Approvals

Lead Agency	Action
City of Hanford	• Annexation of the project site. • Certification of the EIR. • Rezoning of the project site. • Development review approval for design, landscaping, and other site features. • Issuance of building, grading, and other site improvement permits as necessary for construction of the project. • Other agreements or actions of the City in furtherance of the proposed project.
Responsible Agencies	Action
Kings County Local Agency Formation Commission (LAFCO)	• Approval of Annexation.
Central Valley RWQCB	• Issuance of an NPDES Permit for construction activities. • Issuance of Construction Permit.
Valley Air District	• Rule 3135, Dust Control Plan Fee, requires submittal and review of Dust Control Plans, which are required under Regulation VIII for certain construction and earthmoving projects, including larger agricultural land development or preparation. • Rule 4101, Visible Emissions, prohibits the discharge of visible air contaminants into the atmosphere that are as dark as, or darker than, Ringelmann 1 (20% opacity) for a period aggregating more than three minutes in any one hour. • Rule 9510, Indirect Source Review, is intended to reduce emissions of NO_x and PM₁₀ from new development projects (which are "indirect" sources, as they generate emissions from increased vehicle trips, construction equipment, etc., rather than a smokestack). It encourages developers to incorporate clean air measures.

2. PROJECT DESCRIPTION

Table 3 **Permits and Approvals**

Lead Agency	Action
Hanford Fire Department	• Approval of building and emergency access plans for compliance with Fire Code.

3. ENVIRONMENTAL EVALUATION

This section includes a checklist for each environmental topic, evaluates the significance criteria in the checklists, and, if necessary, provides mitigation measures to reduce potential impacts.

I. Aesthetics

Except as provided in Public Resources Code Section 21099, would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION

a) *Would the proposed project have a substantial adverse effect on a scenic vista?*

No Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape feature (e.g., a mountain range, lake, or coastline) or of a significant historic or architectural feature (e.g., views of a historic structure). Views from the project site include

3. ENVIRONMENTAL EVALUATION

surrounding agricultural land and residential development. The City's General Plan states that the City does not have any designated scenic resources (Hanford 2014).

Construction activities would be of temporary duration and would include the presence of construction vehicles, cranes, and barricading as well as grading, excavation, trenching for site utilities and irrigation, building construction, and new landscape installation. Construction equipment would be staged and stored on the project site. No long-term staging of equipment would occur around the perimeter of the project site, and no construction staging would occur in the public right-of-way. During construction, no views of designated or recognized scenic vistas would be obstructed because none are available within the project site viewshed. Operation of the proposed project would introduce new homes, landscaping, lighting, parking areas, and other site improvements on the project site. The proposed project would be consistent with the surrounding pattern of residential development and would not obstruct or substantially degrade any valued public views.

Thus, as areas surrounding the project site are not considered a scenic vista, development of the proposed project would not have a substantial adverse effect on a scenic vista. Therefore, **no impact** to scenic vistas would occur, and this issue will not be further analyzed in the EIR.

Impact AES-1: No Impact.

b) *Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. According to the California Department of Transportation (Caltrans), the nearest eligible scenic highway is a portion of SR-198, from post mile (PM) R3.8R to PM 44.127, approximately 15 miles east of the project site. The nearest officially designated scenic highway is SR-180, from PM 109.511 to PM 137.938, approximately 30 miles northeast of the project site (Caltrans 2026). Due to distance, topography, and intervening development, the project site is not visible from either of the highways. No protected trees, rock outcroppings, or historic buildings are located on the project site. Implementation of the proposed project would take place entirely within the project site. Thus, construction and operation of the proposed project would not degrade views from SR-198 and SR-180. Therefore, **no impact** would occur, and this impact will not be further analyzed in the EIR.

Impact AES-2: No Impact.

c) *Would the proposed project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

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Less-Than-Significant Impact. CEQA Guidelines Section 15387 defines “urbanized area” as “a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile.” The project site is just west of the City of Hanford boundary, in Hanford’s SOI in Kings County. The City of Hanford had a population of 57,900 in 2020 and approximately 60,594 in 2024 and is considered an urbanized area by the United States Census Bureau (US Census Bureau 2024).

The project site lies within the City’s SOI and is designated Medium Density Residential by the City’s General Plan, with an allowable density range of 7 to 20 units per gross acre. This designation is intended for residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower-density apartment complexes. Development is intended to be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets. The project site would be prezoned to R-M, which designates areas for single-family residential development, allowing one dwelling unit per lot, with a minimum lot size of 5,000 square feet. The zone establishes a 15-foot front setback for living spaces, 20-foot setbacks for garages/carports, and 15- to 20-foot rear setbacks. The maximum allowable height is 35 feet. The proposed residential units would be consistent with the regulations of this zoning designation.

The proposed buildings would use a variety of colors and materials, including stucco finishes on the exterior walls, fiber cement and batten, stone veneer, and metal sectional garage doors. The proposed homes would include three different styles: Farmhouse, Craftsman, and Cottage, which are visually harmonious with surrounding residential development. The proposed project would be consistent with relevant goals, policies, and objectives related to scenic quality. Additionally, the proposed project would comply with Hanford Municipal Code Chapter 17.50, Development Standards, pertaining to height limitations, which would reduce impacts related to scale on the surrounding neighborhood. Further, the proposed project would be required to go through development review approval for design, landscaping, and other site features by the City. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact AES-3: Less-Than-Significant Impact.

d) *Would the proposed project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less-Than-Significant Impact. Nighttime illumination and glare impacts are the effects of a development’s exterior lighting on adjoining uses and areas. Light reflecting off passing cars and large expanses of glazing (i.e., glass windows) or other reflective surfaces can generate glare. Excessive light and/or glare can impair vision, cause annoyance, affect sleep patterns, and generate safety hazards for drivers. Sources of light and glare are abundant in the urban

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environment of the immediate project area and include streetlights, vehicular headlights, and reflective building surfaces and windows. The project site is currently occupied by farmland and does not include any lighting on-site.

Construction activities are expected primarily during daylight hours. Therefore, construction activities are unlikely to substantially alter ambient light levels or result in significant spillover light impacts on surrounding land uses. There is little potential for construction activities to produce substantial glare because construction is temporary and typically involves non-reflective or matte-finished equipment and materials that are not designed to reflect sunlight.

The proposed project would include the installation of various sources of artificial light throughout the project site, including interior and exterior lighting around homes. Operation of the proposed project would also introduce additional sources of daytime glare from building materials, windows, vehicles, and other reflective surfaces. However, the proposed project would comply with Section 17.50.140, Outdoor Lighting Standards, of the Municipal Code, which establishes standards for the types, construction, installation, and use of outdoor illuminating devices and systems. These standards are intended to minimize light spillover, glare onto adjacent properties and roadways, and excessive nighttime illumination.

In addition, the proposed project would comply with the California Building Code (CBC) and CALGreen (California Code of Regulations, Title 24, Parts 2 and 11), which include outdoor lighting design, installation, and pollution control standards. Further, the proposed project would be in an area that already experiences ambient lighting from nearby residential development, roadway lighting, and vehicle traffic. The proposed project would not substantially alter existing nighttime lighting conditions in the surrounding area. With adherence to the applicable standards in the Municipal Code, CBC, and CALGreen aimed to reduce impacts from light and glare, the proposed project would not create a new source of substantial light and glare that would adversely affect day or nighttime views in the area. Therefore, impacts would be **less than significant**.

Impact AES-4: Less-Than-Significant Impact.

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II. Agriculture and Forestry Resources

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☒	☐	☐	☐

DISCUSSION

- a) *Would the proposed project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

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Potentially Significant Impact. The project site is currently designated as Prime Farmland and Rural Residential Land by the California Department of Conservation (DOC 2022). Most of the project site is currently in active agricultural use, cultivated with row crops. The proposed project would include development of residential units, and the proposed project could result in a permanent loss of farmland resources. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AGF-1: Potentially Significant.

b) *Would the proposed project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Potentially Significant. Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. According to the California Williamson Act Enrollment Finder, there is no Williamson Act contract in effect on the project site (DOC 2025b). However, the project site is currently within Kings County and has a land use and zoning designation of Limited Agricultural-10 District. This land use and zoning designation is primarily intended for rural areas surrounding cities and communities and serving as a buffer between more intensive agricultural uses—such as those in the General Agricultural District—and urban development. The AL-10 district supports agricultural operations while allowing for certain compatible non-agricultural uses such as residential and recreational uses. Therefore, impacts regarding conflict with existing zoning for agricultural use would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AGF-2: Potentially Significant.

c) *Would the proposed project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

No Impact. There are no timberland-zoned production areas within the project site or surrounding areas; therefore, the proposed project would not conflict with existing zoning for forest land, timberland, or timberland production (Hanford 2026; Kings County 2026). **No impacts** would occur, and this issue will not be further analyzed in the EIR.

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Impact AGF-3: No Impact.

- d) *Would the proposed project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. No forest land uses are present on-site nor in the immediate vicinity. Development of the proposed project would not require any changes to the existing environment that could result in the conversion of forest land to non-forest use. Therefore, **no impacts** would occur, and this issue will not be further analyzed in the EIR.

Impact AGF-4: No Impact.

- e) *Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Potentially Significant Impact. Development of the proposed project would result in the conversion of farmland to non-agricultural uses, i.e., single-family residences. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AGF-5: Potentially Significant.

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III. Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

DISCUSSION

a) *Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?*

Potentially Significant Impact. The project site is in the San Joaquin Valley Air Basin (SJVAB), which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (San Joaquin Valley APCD). The San Joaquin Valley APCD is the air pollution control agency primarily responsible for preparing air quality management plans (AQMP) in coordination with the California Air Resources Board (CARB) and the US Environmental Protection Agency (EPA). An AQMP is a comprehensive strategy designed to reduce air pollution and demonstrate progress toward achieving state and federal ambient air quality standards (AAQS). Recent AQMPs adopted by the San Joaquin Valley APCD include the 2024 Plan for the 2012 annual PM_{2.5} standard (San Joaquin Valley APCD 2024) and the 2022 Plan for the 2015 8-hour ozone standard (San Joaquin Valley APCD 2022) adopted by the District Governing Board on June 20, 2024, and December 15, 2022, respectively. Because the proposed project is anticipated to result in an increase in residents on-site, generating long-term criteria air pollutant emissions, there is potential to conflict with the AQMPs. An air quality assessment will be prepared to analyze the

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proposed project's potential air quality impacts and consistency with the AQMPs. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AQ-1: Potentially Significant.

- b) *Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Potentially Significant Impact. The SJVAB is designated nonattainment for ozone (O₃) and fine particulate matter (PM_{2.5}) under the California and National AAQS, nonattainment for particulate matter (PM₁₀) under the California AAQS, and nonattainment for lead under the National AAQS (USEPA 2022). Construction activities associated with the proposed project would generate a short-term increase in air pollutants that could cumulatively contribute to the nonattainment designations of the SJVAB. Additionally, because the proposed project is anticipated to result in an increase in residents at the project site, it would result in an increase in emissions and could cumulatively contribute to the nonattainment designations within the region. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AQ-2: Potentially Significant.

- c) *Would the proposed project expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive receptors are defined as members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. Groups of individuals most likely to be affected by air pollution are those most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. The nearest sensitive receptors are single-family residences to the north, east, south, and west.

The proposed project's construction activities could potentially expose residents to elevated concentrations of criteria air pollutant and toxic air contaminant emissions from construction equipment exhaust and fugitive dust. Additionally, project long-term operations could potentially expose residents to elevated concentrations of criteria air pollutant emissions. An air quality assessment will be prepared to evaluate potential localized impacts from project construction and operation. Impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

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Impact AQ-3: Potentially Significant.

d) *Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Potentially Significant Impact. Nuisance odors from land uses in the SJVAB are regulated under San Joaquin Valley APCD Rule 4102, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause, or have a natural tendency to cause, injury or damage to business or property.

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would develop single-family residential units and would not result in the types of odors generated by the aforementioned land uses. However, emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities, may generate odors. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact AQ-4: Potentially Significant.

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IV. Biological Resources

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) 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 Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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DISCUSSION

- a) ***Would the proposed project 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 Wildlife or U.S. Fish and Wildlife Service?***

Potentially Significant Impact. Special-status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. According to the US Fish and Wildlife Service's (USFWS) Critical Habitat for Threatened and Endangered Species Mapper, the project site and surrounding area are outside of federally designated critical habitat (USFWS 2026a). Additionally, the City of Hanford and the project site are not in a habitat conservation plan/national community conservation plan area (HCP/NCCP) (CDFW 2026a).

The City of Hanford Open Space, Conservation, and Recreation Element states that while uncommon, it is possible that the City could be inhabited by rare, threatened, or endangered species. According to Hanford General Plan Background Report Figure 5-4, Identified Natural Areas and Species Sightings, the project site is not in an identified area where special-status species have been sighted. However, the project site has been utilized as agricultural land, and Swainson's hawks often use agricultural fields to hunt mice and other rodents (Hanford 2014). Therefore, the proposed project would **potentially impact** candidate, sensitive, and special-status species, and this impact will be further analyzed in the EIR.

Impact BIO-1: Potentially Significant.

- b) ***Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Potentially Significant Impact. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. The project site is previously disturbed and is currently in active agricultural use, cultivated with row crops; it is not in an HCP/NCCP (CDFW 2026a). No federally designated critical habitats or sensitive natural communities exist on-site or in the vicinity of the project site (CDFW 2026b; USFWS 2026a). The National Wetlands Mapper maintained by the USFWS identified a Riverine habitat immediately adjacent to project site to the west (USFWS 2026b). Due to proximity, the proposed project has the potential to have a substantial adverse effect on the riparian habitat.

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Therefore, impacts to riparian habitat or other sensitive natural communities would be **potentially significant**, and this impact will be further analyzed in the EIR.

Impact BIO-2: Potentially Significant.

- c) *Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Potentially Significant Impact. The project site has been previously disturbed for agricultural uses. As discussed in section 3.4(b), the National Wetlands Mapper identified a Riverine habitat adjacent to the project site (USFWS 2026b). Given the proximity of the riparian habitat to the project site, the proposed project would potentially have a substantial adverse effect on protected wetlands, and this **potentially significant** impact will be further analyzed in the EIR.

Impact BIO-3: Potentially Significant.

- d) *Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Impact. The project site has been previously disturbed for agricultural uses. No federally designated critical habitat exists on-site or in the vicinity (USFWS 2026a). Additionally, based on the California Department of Fish Wildlife's BIOS 6 Viewer Terrestrial Connectivity layer, the project site has a score of one out of five indicating the project site has a "Limited Connectivity Opportunity" (CDFW 2026b). Areas within "Limited Connectivity Opportunity" areas include land uses that may limit options for providing connectivity or where no connectivity importance has been identified (CDFW 2026c). The proposed project contains various trees on-site, and their removal may disturb nesting birds that are protected by the Migratory Bird Treaty Act (MTBA). Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact BIO-4: Potentially Significant.

- e) *Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Potentially Significant Impact. The City's General Plan outlines various goals and policies protecting biological resources, including but not limited to Policy 034, which states "avoid the potential negative impacts of increased human activity on sensitive habitat areas when establishing new recreational facilities or programs," and Policy 035, which states "ensure that potential impacts to biological resources and sensitive habitat are carefully evaluated when considering development projects" (Hanford 2014).

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The proposed project would comply with the City of Hanford Municipal Code (HMC) Section 12.12.210, "Pruning or removal of heritage or street tree," which requires a permit for any person to prune or remove any heritage tree, remove a street tree, or do any construction work or activity that may affect the critical root zone of a heritage or street tree. A heritage tree is defined as any oak tree native to Central California; valley oak tree (*Quercus lobata*) with a diameter greater than 10 inches; or any tree or a group of trees specifically designated by the City Council for protection because of its historical significance, special character, or community benefit. The project site is not considered public property as described in the HMC. Although the proposed project would not conflict with HMC requirements related to heritage or street trees, implementation of the proposed project would result in the removal of existing on-site vegetation and trees associated with agricultural operations, which could potentially affect biological resources and habitat functions. Therefore, the proposed project's impacts related to conflicts with local policies or ordinances protecting biological resources may be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact BIO-5: Potentially Significant.

- f) ***Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No Impact. As described in Section IV(b), the project site is not within an identified HCP/NCCP (CDFW 2026a), and the proposed project would not impact any HCP/NCCP or other approved local, regional, or state conservation plan. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

Impact BIO-6: No Impact.

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V. Cultural Resources

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

DISCUSSION

a) *Would the proposed project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

Potentially Significant Impact. According to the CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a “substantial adverse change” in the resource’s significance. Substantial adverse change is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (Section 15064.5(b)(1)). The project site is currently used for agriculture and does not contain any buildings. One single-family residence is on the same parcel as the project site and has several accessory structures for farming operations, including a storage shed and parking garage. However, the existing residence is not part of the project site and would remain as is. Subsurface construction activities always have the potential to damage or destroy previously undiscovered historic resources such as wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramic, and other refuse, if encountered. This would represent a potentially significant impact related to historic resources. A cultural resources assessment will be prepared to assess potential impacts to historical resources on the project site. Impacts to historical resources are **potentially significant**, and this issue will be further analyzed in the EIR.

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Impact CUL-1: Potentially Significant.

- b) *Would the proposed project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

Potentially Significant Impact. The proposed project would require ground-disturbing activities during construction, which may result in the disturbance of archaeological resources. A cultural resources assessment will be prepared to assess potential impacts to archaeological resources on the project site. Therefore, impacts to archaeological resources are **potentially significant** and will be further analyzed in the EIR.

Impact CUL-2: Potentially Significant.

- c) *Would the proposed project disturb any human remains, including those interred outside of dedicated cemeteries?*

Potentially Significant Impact. There are no cemeteries or known human burials at the project site; however, although the potential for discovery is unlikely, ground disturbance (i.e., grading and excavation) would have the potential to result in discovery of human remains, and a cultural resources assessment will be prepared. Therefore, impacts are **potentially significant**, and this issue will be further analyzed in the EIR.

Impact CUL-3: Potentially Significant.

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VI. Energy

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

DISCUSSION

- a) ***Would the proposed project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Potentially Significant Impact. Construction of the proposed project would require energy use to power construction equipment. The energy use would vary during construction of the proposed project—the majority of construction equipment during construction activities would be gas or diesel powered, and construction of the proposed project could require electricity-powered equipment for interior construction and architectural coatings. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. Transportation energy use depends on the type of construction vehicle, number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode.

The project site is currently developed with agricultural uses. Implementation of the proposed project would redevelop the project site and increase the population on the site; thus, increased electrical, gas, and transportation energy demands would result from project implementation. Therefore, impacts related to energy use would be **potentially significant** and will be analyzed further in the EIR.

Impact ENE-1: Potentially Significant.

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- b) *Would the proposed project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Potentially Significant Impact. Consistency with energy-related goals and actions would be **potentially significant** and will be further analyzed in the EIR.

Impact ENE-2: Potentially Significant.

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VII. Geology and Soils

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☒	☐	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

3. ENVIRONMENTAL EVALUATION

DISCUSSION

- a) ***Would the proposed project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***
- i. ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

Less-Than-Significant Impact. Hanford is not in a currently designated Alquist-Priolo Earthquake Zone (Hanford 2014). In addition, no known active or potentially active faults or fault traces are in the project vicinity, and no major fault systems are known to exist in Kings County (Kings County 2009). The project site is not located in an Alquist-Priolo Earthquake Fault Zone as established by the Alquist-Priolo Fault Zoning Act (TES 2026). The project site is approximately 30 miles east of the San Andreas fault (DOC 2026). Therefore, this impact would be **less than significant** and will not be analyzed further in the EIR.

Impact GEO-1(i): Less Than Significant.

ii. ***Strong seismic ground shaking?***

Potentially Significant Impact. As discussed in VII(a)(i), no known active or potentially active faults or fault traces are in the project vicinity, and no major fault systems are known to exist in Kings County. Although Hanford is not in an Alquist-Priolo Earthquake Fault Zone, it is still in a seismically active region of California and is therefore susceptible to strong ground shaking during major regional earthquakes. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact GEO-1(ii): Potentially Significant.

iii. ***Seismic-related ground failure, including liquefaction?***

Potentially Significant Impact. Secondary impacts of earthquakes can include landslides, seiches, liquefaction, and dam failure. Liquefaction describes a condition in which a saturated, cohesionless soil loses shear strength during earthquake shocks. Ground motion from an earthquake may induce cyclic reversals of shearing strains of large amplitude. Lateral and vertical movements of the soil mass, combined with loss of bearing strength, usually result from this phenomenon. Historically, liquefaction of soils has caused severe damage to structures, berms, levees and roads. Liquefaction potential depends on soil type, void ratio, depth to groundwater, duration of shaking and confining pressures over the potentially liquefiable soil mass. Fine, well-sorted, loose sand, shallow groundwater, severe seismic ground motion, and particularly long durations of ground

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shaking are conditions conducive to liquefaction. The City's General Plan identifies that Hanford is in a stable geologic formation, so the effects of ground shaking on soil stability should be minimal (Hanford 2014). According to the geotechnical investigation prepared for the site, liquefaction and seismically induced settlement is considered unlikely (TES 2026). However, because the proposed project would involve construction of new facilities that could be exposed to seismic hazards, further evaluation of site-specific geologic conditions, including the potential for seismic-related ground failure, is warranted. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact GEO-1(iii): Potentially Significant.

iv. Landslides?

No Impact. As discussed above, secondary impacts of earthquakes can include landslides, seiches, liquefaction, and dam failure. The City of Hanford is in a stable geologic formation, so the effects of ground shaking on soil stability should be minimal (Hanford 2014). According to the California Geologic Survey Landslide Susceptibility Map, the project site is not in a landslide susceptibility area (CGS 2026). Additionally, the project site and surrounding area are flat, so the potential for landslides is very low. Thus, development of the proposed project would not expose people or structures to potential substantial adverse effects associated with landslides. Therefore, **no impact** would occur, and this topic will not be further analyzed in the EIR.

Impact GEO-1(iv): No Impact.

b) *Would the proposed project result in substantial soil erosion or the loss of topsoil?*

Potentially Significant Impact. Erosion is the movement of rock and soil from place to place. Erosion occurs naturally via agents such as wind and flowing water; however, grading and construction activities can greatly increase erosion if effective erosion control measures are not used. Common means of soil erosion from construction sites include water, wind, and being tracked off-site by vehicles. Development of the proposed project may result in impacts related to soil erosion or the loss of topsoil. Therefore, this impact would be potentially significant and will be further analyzed in the EIR.

Impact GEO-2: Potentially Significant.

c) *Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Potentially Significant Impact. While major landslides or slope failures are not expected due to the region's flat topography, other types of soil instability, such as subsidence, liquefaction, and

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lateral spreading, could potentially affect development. According to the United States Geological Survey Areas of Land Subsidence in California, the project site is within an area subject to subsidence (USGS 2026). The geotechnical investigation encountered groundwater at depths greater than 100 feet below ground surface, which indicates a low risk of subsidence (TES 2026). However, the site remains within a region where subsidence has historically occurred, and development of the proposed project would involve construction of new facilities that could be affected by underlying soil and geologic conditions. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact GEO-3: Potentially Significant.

- d) ***Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

Less-Than-Significant Impact. Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time, usually the result of inadequate soil and foundation engineering, or the placement of structures directly on expansive soils. According to Web Soil Survey by the United States Department of Agriculture (USDA), the project site is underlain by Nord sandy loam and Nord complex, which are well-drained soils and contain no clays (USDA 2025). Nord sandy loam and Nord complex are not considered expansive. Additionally, the geotechnical investigation determined that expansive soils on the project site are not a geotechnical consideration that would require special design or reinforcement (TES 2026). Therefore, impacts are **less than significant**, and this issue will not be further analyzed in the EIR.

Impact GEO-4: Less Than Significant.

- e) ***Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

No Impact. The proposed project would not include the installation and use of septic tanks. There would be **no impacts** related to alternative wastewater disposal systems, and this impact will not be further analyzed in the EIR.

Impact GEO-5: No Impact.

- f) ***Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Potentially Significant Impact. The proposed project includes ground-disturbing activities that have the potential to disturb previously undiscovered paleontological resources on the project

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site. Thus, impacts to unique paleontological resources would be **potentially significant**; this impact will be further analyzed in the EIR.

Impact GEO-6: Potentially Significant.

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VIII. Greenhouse Gas Emissions

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

DISCUSSION

a) *Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact. Global climate change is not confined to a particular project site and is generally accepted as the consequence of global industrialization over the last 200 years. A single project, even a very large one, does not usually generate enough greenhouse gas emissions on its own to influence global climate change significantly. The issue of global climate change is thus, by definition, a cumulative environmental impact. The proposed project would result in increased activity at the project site, and could potentially generate GHG emissions through construction activities, increased energy consumption, vehicle trips, and other operational sources that could significantly impact the environment. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact GHG-1: Potentially Significant.

b) *Would the proposed project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact. The CARB Scoping Plan is California's GHG reduction strategy to achieve the State's GHG emissions reduction targets established by AB 32, SB 32, and AB 1279. In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled (VMT) and associated GHG emissions from passenger vehicles. The Kings County Association of Governments' (KCAG) 2022 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (KCAG 2022)

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identifies the per capita GHG reduction goals for the KCAG region. Development of the proposed project would generate GHG emissions within the region and generate new vehicle trips and VMT. As a result, the proposed project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Therefore, impacts are **potentially significant**, and this issue will be further analyzed in the EIR.

Impact GHG-2: Potentially Significant.

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IX. Hazards and Hazardous Materials

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

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DISCUSSION

a) ***Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Less-Than-Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project could involve the limited use and disposal of hazardous materials, including fuels, lubricants, adhesives, sealers, fertilizers, pesticides, herbicides, and other materials commonly used in the construction of housing. However, all chemical applications would be transported, handled, and disposed of in accordance with applicable regulations set by the EPA, California Division of Occupational Safety and Health (Cal/OSHA), US Occupational Safety and Health Administration (OSHA), and US Department of Transportation (DOT).

During operation, small amounts of hazardous materials, such as cleansers, paints, fertilizers, and pesticides would be used. Operational routine use of these materials would be consistent with typical residential usage. The proposed project would require the use of pesticides or other toxic fertilizers to maintain proposed landscaping, but to a lesser degree than if the project site remained operational as an agricultural field under existing conditions. The proposed project would not be associated with uses that use, generate, store, or transport large quantities of hazardous materials, such as manufacturing, industrial, medical, and agricultural uses. Compliance with applicable laws and regulations governing the use, storage, transportation, and disposal of hazardous materials, would ensure that all potentially hazardous materials are used and handled in an appropriate manner.

Additionally, the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required for the proposed project as part of the National Pollution Discharge Elimination System (NPDES) permit and required by the State Water Resources Control Board (SWRCB), to the satisfaction of the Central Valley Regional Water Quality Control Board (Central Valley RWQCB). The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMP) to reduce or eliminate pollutants in stormwater discharges and authorized non-storm water discharges from the construction site. BMPs for hazardous materials may include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing cleanout areas for cement, etc. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact HAZ-1: Less Than Significant.

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- b) ***Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Less-Than-Significant Impact. As described in Section 3.IX(a), construction of the proposed project could potentially involve the use and disposal of hazardous materials commonly used in construction and maintenance of housing. However, all chemical applications would be transported, handled, and disposed of in accordance with all applicable federal, state, and local laws and regulations pertaining to the management and use of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. During operation, small amounts of hazardous materials would be used, such as cleansers, paints, fertilizers, and pesticides. Operational routine use of these materials would be consistent with typical residential usage, and the proposed project would not be associated with uses that use, generate, store, or transport large quantities of hazardous materials.

In the event of a reasonably foreseeable upset and accident resulting in the release of hazardous materials, procedures and policies would be followed to remove the materials in a safe and timely manner. The State of California Office of Emergency Services provides a Hazardous Material Incident Contingency Plan, which outlines the procedures and responsibilities of agencies and private organizations concerning hazardous materials emergencies. Implementation of the proposed project would follow the appropriate procedures and policies mentioned above as well as other applicable federal and state regulations. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact HAZ-2: Less Than Significant.

- c) ***Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The project site is not within one-quarter mile of an existing or proposed school. The nearest school to the project site is Frontier Elementary School, approximately 0.5 mile south of the project site. Surficial grading would be required over the project site, and all soils would be balanced on-site, with limited need for hauling/truck trips passing schools. Project construction would not involve the handling or transportation of significant amounts of hazardous materials, and any such use would be subject to applicable federal, state, and local health and safety regulations. Therefore, **no impacts** would occur, and this issue will not be further analyzed in the EIR.

Impact HAZ-3: No Impact.

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- d) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Potentially Significant Impact. A review of historical aerial photographs indicates that the project site was historically used as agricultural land with row crops and orchards since 1957 (Historical Aerials). Although the potential exists that environmentally persistent pesticides/herbicides may have been historically applied to crops grown on the project site, it is anticipated that residual pesticides/herbicides potentially located on-site will be dislocated and diluted as a result of the grading and trenching operations that will be conducted in connection with the proposed project. Typically, this does not result in concentrations reported above regulatory screening levels.

A significant impact would occur if the project site were listed as a hazardous materials site pursuant to Government Code Section 65962.5, creating a significant hazard to the public or the environment. California Government Code Section 65962.5 requires referencing a list of hazardous materials sites, hazardous waste discharges for which the State Water Control Board has issued certain types of orders, public drinking water wells collecting detectable levels of organic contaminants, underground storage tanks with reported unauthorized releases, and solid waste disposal facilities from which hazardous waste has migrated. Eleven environmental lists were searched for hazardous materials site on the project site:

- **Hazardous Waste Tracking System.** Department of Toxic Substances Control (DTSC 2026a).
- **EnviroStor.** Department of Toxic Substances Control (DTSC 2026b).
- **Hazardous Waste and Substances Site List.** Department of Toxic Substances Control (DTSC 2026c).
- **Hazardous Waste Facilities Subject to Corrective Action.** Department of Toxic Substances Control (DTSC 2026d).
- **Cortese List.** Department of Toxic Substances Control (DTSC 2026e).
- **EnviroMapper.** US Environmental Protection Agency (USEPA 2026).
- **Solid Waste Information System.** California Department of Resources Recycling and Recovery (CalRecycle 2026).
- **GeoTracker.** Leaking Underground Storage Task Sites. State Water Resources Control Board (SWRCB 2026).

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- **CalEPA.** Solid Waste Disposal Sites Identified by the Water Board with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit (CalEPA 2026a).
- **CalEPA.** List of Active Cease and Desist Orders and Cleanup and Abatement Orders from the Water Board (CalEPA 2026b).
- **Oil & Gas Well Finder** (CalGEM 2026).

A review of these environmental databases found no evidence of hazardous materials release or threatened release on the project site. The project site is not located on or within 100 feet of a listed hazardous materials/waste facility. There are no active California Geologic Energy Management Division (CalGEM) identified oil or gas fields on or within 1,000 feet of the project site. The databases identified one hazardous waste site within 0.25 mile of the project site at 12921 Fargo Avenue. The site is a former tree nut farm approximately 0.14 mile north of the project site and is identified as an inactive hazardous waste site as of June 30, 2020. No other hazardous waste sites, including underground storage tanks (UST), were identified within 0.25 mile of the project site. Due to its inactive status as a hazardous waste site, the site at 12921 Fargo Avenue would not pose a risk to the project site. Although there is no evidence of the presence of an underground storage tank, a very low possibility of an unregistered UST can exist due to the historical agricultural nature of the site. Unknown underground tanks may be found on-site during construction activities.

Consequently, should an unknown UST or septic system be uncovered during construction of the proposed project, that could result in upset or accidental hazardous material spills, which would have a potentially significant impact. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HAZ-4: Potentially Significant.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The nearest airport to the project site is the Hanford Municipal Airport, approximately 3.6 miles to the northwest. According to the Kings County Airport Land Use Compatibility Plan, the project site is outside the airport influence area identified for the airport (Kings County 1994). The 65 CNEL noise contour for the Hanford Municipal Airport falls within airport property; the 60 CNEL contour also lies primarily within airport property, except where it extends about 75 feet onto a rural residential parcel east of the runway (Hanford 2010). Therefore, implementation of the proposed project would not result in a safety hazard or

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excessive noise for people residing in the project area. **No impact** would occur, and this issue will not be further analyzed in the EIR.

Impact HAZ-5: No Impact.

f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less-Than-Significant Impact. During construction and operation, the project would not interfere with any of the daily operations of the Kings County Fire Department or Hanford Fire Department, which support emergency planning and response efforts in the County and City. The proposed project would be required to provide the necessary on- and off-site access and circulation for emergency vehicles and services during the construction and operation phases. All construction staging would be on-site. The proposed project would not divide an existing community or impede access to evacuation routes.

The Kings County Emergency Operations Plan outlines the operational concepts for countywide emergency management; defines the structure and functions of the County's emergency management organization in alignment with the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS); and establishes the roles and responsibilities of federal, state, regional, and local entities in safeguarding life, property, and the overall well-being of the population. Construction and operation of the proposed project would not obstruct the implementation of local procedures and policies, as stated in the emergency operations plan and other applicable federal and State regulations regarding emergency response. Additional residents would be added to the neighborhood and would be included in the emergency response plan and emergency evacuation plan for the area. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact HAZ-6: Less Than Significant.

g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less-Than-Significant Impact. The project site is in a local responsibility area and is not in a Fire Hazard Severity Zone (FHSZ). The nearest Very High FHSZ is approximately 30 miles northeast of the project site (CALFIRE 2024). Landscaping maintenance and irrigation would prevent exacerbated risk of fires at the project site; thus, operation of the proposed project would not result in the increase of potential fire risks. Therefore, risk of exposure of people or structures to wildfires would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact HAZ-7: Less Than Significant.

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X. Hydrology and Water Quality

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐
i) result in a substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

DISCUSSION

- a) ***Would the proposed project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

Potentially Significant Impact. The proposed project is in Kings County, which is within the jurisdiction of the Central Valley RWQCB. Pollutants of concern during construction include eroded sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and other construction-related chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, there is a potential for chemicals, petroleum products, other liquids (such as paints and solvents), and concrete-related waste to be spilled or leaked and transported via storm runoff into a stormwater drainage basin. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HYD-1: Potentially Significant.

- b) ***Would the proposed project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

Potentially Significant Impact. The proposed project would increase water demand and reduce groundwater recharge. The proposed project could potentially conflict with the local Groundwater Sustainability Plan (GSP) under the Sustainable Groundwater Management Act (SGMA) if it exacerbates overdraft conditions in the San Joaquin Valley Groundwater Basin.

Currently, the project site serves as an active agricultural site. Development of the proposed project would increase impervious surfaces on the project site, which would decrease on-site infiltration. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HYD-2: Potentially Significant.

- c) ***Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***
- i. ***result in a substantial erosion or siltation on- or off-site;***
 - ii. ***substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;***

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iii. *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

iv. *impede or redirect flood flows?*

Potentially Significant Impact. Construction activities (grading, excavation) may disturb soils, especially in areas without prior development. If not properly managed, this could lead to erosion and sediment being carried off-site during rainfall events. The proposed project would be required to prepare a SWPPP with BMPs to control potential erosion and to be compliant with NPDES requirements.

The addition of impervious surfaces (e.g., driveways, sidewalks) may increase stormwater runoff. Without proper stormwater detention or infiltration systems, this could increase peak flows and cause localized flooding. New urban runoff may contain pollutants such as oil, pesticides, fertilizers, or trash. If the stormwater infrastructure is undersized or lacks appropriate BMPs, this could overwhelm systems or cause water quality degradation. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HYD-3: Potentially Significant.

d) *Would the proposed project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Potentially Significant Impact. The project site is within Federal Emergency Management Agency (FEMA) Flood Zone X, that is, areas with minimal flood hazard (FEMA 2026). Additionally, the project site is approximately 120 miles from the Pacific Ocean and is therefore not within a tsunami hazard area. However, the project site is in an identified potential inundation zone of the Pine Flat Dam under the Maximum High (MH) scenario (USACE 2026a). The MH scenario is associated with the occurrence of an extreme flood event, and flood waters are routed using the emergency operation procedures from the water control manual of the United States Army Corps of Engineers. Therefore, the potential impact of pollutant release due to project inundation is **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HYD-4: Potentially Significant.

e) *Would the proposed project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Potentially Significant Impact. The proposed project could have potential impacts on regional water quality and groundwater sustainability, particularly because it is in the Tulare Lake

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Subbasin, which is classified as critically overdrafted under California's SGMA. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact HYD-5: Potentially Significant.

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XII. Land Use and Planning

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

DISCUSSION

a) *Would the proposed project physically divide an established community?*

Less-Than-Significant Impact. Projects with the potential to divide an established community typically include major highways or roadways, storm channels, utility transmission lines, or the closure of bridges or roadways. The physical division of an established community would impair mobility in an existing community or between a community and outlying areas.

The project site is currently used for agricultural operations, and the surrounding area consists of residential and agricultural uses. The County designates and zones the project site as AL-10, and the City designates the site as R-M. Development of the proposed project would be limited to the project site and does not include any features that would physically divide the community (e.g., roadway, railway, or highway). Surrounding roadways and land uses would be retained in their existing configurations. The proposed project would not create any new land use barriers or divide or disrupt the physical arrangement of any surrounding communities. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact LU-1: Less Than Significant.

b) *Would the proposed project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Potentially Significant Impact. The project site is not currently within city limits; accordingly, the City of Hanford does not currently provide a zoning designation for the project site. The

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proposed project includes the annexation of the project site to the City of Hanford and rezoning the site to R-M. No general plan amendment would be required. The project site is within the 2035 Growth Boundary identified in the City's General Plan.

The proposed project would provide additional housing opportunities and would generally support the City's goals related to housing availability. However, because the project proposes annexation and urban development of currently unincorporated land, implementation of the proposed project could result in environmental effects associated with land use compatibility, public service demand, and infrastructure expansion. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact LU-2: Potentially Significant.

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XIII. Mineral Resources

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). This designated Mineral Resources Zones (MRZ) that were of statewide or regional importance. The classifications used to define MRZs are:

- **MRZ-1.** Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- **MRZ-2.** Areas where the available geologic information indicates that there are significant mineral deposits or that there is a likelihood of significant mineral deposits.
- **MRZ-3.** Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.
- **MRZ-4.** Areas where there is not enough information available to determine the presence or absence of mineral deposits.

DISCUSSION

- a) ***Would the proposed project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?***

No Impact. According to the California DOC's Mineral Land Classification Map, the project site is within the Tulare County Production-Consumption Region (DOC 2026). In this region, lands deemed to have aggregate resource potential are assigned MRZ classifications. The project site has not been assigned a classification (DOC 1997). There are no indications that the project site contains significant mineral deposits or has a likelihood of containing significant mineral deposits. Implementation of the proposed project would not result in the loss of availability of a

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known mineral resource. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

Impact MIN-1: No Impact.

- b) *Would the proposed project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. The City's General Plan does not identify any significant mineral commodities in Hanford other than sand and gravel for road and building construction. No active mines or known significant deposits are in Hanford (Hanford 2017). The project site is currently operating as agricultural land and does not include any mining operations. All project construction would occur within the project site, and the proposed project would not impact any mine operations in the city or result in the loss of availability of a locally important mineral resource. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

Impact MIN-2: No Impact.

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XIV. Noise

Would the project result in:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

DISCUSSION

- a) *Would the proposed project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. Implementation of the proposed project would involve construction activities, including excavation and grading, and operational activities that may expose sensitive land uses to noise levels in excess of the noise standards. Short-term construction activities could elevate ambient noise levels at nearby noise-sensitive receptors. The proposed project's construction activities could result in a substantial temporary increase in ambient noise levels in the proposed project's vicinity.

Long-term operation of the new residential development could result in long-term noise impacts if the proposed project's related noise sources substantially increase noise levels in the

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vicinity of the project site to exceed thresholds identified by the HMC at off-site sensitive receptors.

Temporary and long-term noise as a result of the proposed project's implementation would be **potentially significant** and will be further analyzed in the EIR.

Impact NOI-1: Potentially Significant.

b) *Would the proposed project result in the generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. Construction can generate varying degrees of groundborne vibration, depending on the specific activities and equipment (e.g., pile drivers, jackhammers, dozers, haul trucks) used. Construction equipment can generate vibrations that spread through the ground and diminish with distance from the vibration source. The effect on buildings and sensitive receptors in the vicinity of a construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to architectural damage at the highest levels. The sensitive receptors nearby to the project site could be affected by any construction-related groundborne vibration generated at the project site. Construction-related vibration impact could be **potentially significant** and will be further analyzed in the EIR.

Impact NOI-2: Potentially Significant.

c) *Would the proposed project, for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?*

No Impact. The nearest airport to the project site is the Hanford Municipal Airport, approximately 3.6 miles northwest. According to the Kings County Airport Land Use Compatibility Plan, the project site is outside the airport influence area (Kings County 1994) and outside the 65 and 60 CNEL noise contours for Hanford Municipal Airport (Hanford 2010). Therefore, the project site is outside the airport's noise compatibility contours and outside the area where airport-related operations would expose sensitive receptors to excessive noise levels. Implementation of the proposed project would not expose people residing in the project area to excessive noise. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

Impact NOI-3: No Impact.

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XV. Population and Housing

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

- a) *Would the proposed project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less-Than-Significant Impact. The proposed project site is currently used for agricultural operations, and the surrounding area consists of residential and agricultural use. The County designates and zones the project site as AL-10, and the City designates the site as R-M. The City has planned the site for housing. The proposed project would construct residential units, which would induce population growth. However, this population growth would not be substantial or unplanned.

According to the City's General Plan, there is a housing need for 34,878 persons between 2013 and 2035, or 11,626 total housing units. Since some land designated for development would not become available for development due to various environmental or market constraints, an additional 35 percent of the housing units were added to the projected need. This results in a target of 15,695 housing units that need to be accommodated by 2025 (Hanford 2017). In addition, according to the Kings County Housing Element, the anticipated need for housing in Hanford for the 10-year period from 2014 through 2024 is 4,832 units as quantified by the Regional Housing Needs Allocation (RHNA) (Kings County 2016).

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The anticipated number of residents under the proposed project would be well within the growth projections for the City of Hanford. The proposed project would represent planned urban growth in an area identified by the City for future residential development and would not remove an obstacle to growth beyond what has already been anticipated in applicable planning documents. The project would extend residential development into an area already contemplated for urbanization and would utilize planned infrastructure and public services intended to accommodate future population increases in the City's planning area.

Additionally, the project site is within the 2035 Growth Boundary, which serves as the limit of the area to be developed with urban uses during the 2015 to 2035 planning period (Hanford 2017). Development of the project site would therefore be consistent with the City's long-term land use and growth management strategy and would not result in significant population growth that would exceed existing projections. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact POP-1: Less Than Significant.

b) *Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The project site is currently used for agricultural operations. No existing homes would be removed as part of the proposed project. Implementation of the proposed project would not require any right-of-way acquisitions from any adjacent residences or properties; thus, the proposed project would not displace any people or housing and would not require construction of replacement housing. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

Impact POP-2: No Impact.

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XVI. Public Services

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☒	☐	☐	☐
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

DISCUSSION

- a) *Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

Fire protection?

Potentially Significant Impact. As part of the proposed project, the project site would be annexed to the City of Hanford. The Hanford Fire Department would provide fire protection and emergency medical services to the project site. Station 1, located at 350 W. Grangeville Boulevard, would serve the project site and is approximately 2.3 miles southeast. Project implementation could result in an increase in calls for fire protection and emergency medical service. Impacts regarding fire protection would be considered **potentially significant** and will be further analyzed in the EIR. This will include consultation with the Hanford Fire Department

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regarding firefighting resources available near the project site and potential impacts on fire protection.

Impact PS-1(i): Potentially Significant.

Police protection?

Potentially Significant Impact. As part of the proposed project, the project site would be annexed to the City of Hanford. The Hanford Police Department would provide police service to the project site. The Hanford Police Department station is located at 425 N Irwin Street, approximately three miles southeast of the project site. Project implementation could result in an increase in calls for police protection service. Impacts regarding police protection would be **potentially significant** and will be further analyzed in the EIR. This will include consultation with the Hanford Police Department regarding law enforcement resources available near the project site and potential impacts on police protection.

Impact PS-1(ii): Potentially Significant.

Schools?

Potentially Significant Impact. The increase in student generation and the need for new or expanded school facilities is tied to population growth. The proposed project includes the development of new homes, which could increase student population in the area, and thereby could require the need for additional school facilities. Impacts regarding school facilities would be **potentially significant** and will be further analyzed in the EIR. This will include consultation with local school districts regarding impacts on schools.

Impact PS-1(iii): Potentially Significant.

Parks?

Potentially Significant Impact. The proposed project includes the development of new single-family residences. The proposed project would include private front, side, and back yards for each residential unit. Additionally, the proposed project would include a neighborhood park in the northwestern portion of the project site. The proposed project would result in population growth that may result in increased demand for park facilities in the City of Hanford. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact PS-1(iv): Potentially Significant.

Other public facilities?

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Potentially Significant Impact. The proposed project would result in population growth that may result in increases in demand for public facilities (e.g., libraries, hospitals, childcare, teen, or senior centers). Impacts regarding the provision of other public facilities would be **potentially significant** and will be further analyzed in the EIR.

Impact PS-1(v): Potentially Significant.

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XVII. Recreation

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

DISCUSSION

- a) ***Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Potentially Significant Impact. Typically, the demand for parks is created by the development of new housing and/or actions that generate additional population. The proposed project involves the development of new single-family residences. The proposed project would include private front, side, and backyards for each residential unit. Additionally, the proposed project would include a neighborhood park in the northwestern portion of the project site. However, increased demand for off-site recreational resources, parks, or other facilities in the City and region may occur as a result with the proposed project's implementation. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact REC-1: Potentially Significant.

- b) ***Would the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

Potentially Significant Impact. As stated above, the proposed project would include a neighborhood park in the northwestern portion of the project site. While the construction of

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new recreational facilities supports community livability and open-space goals, it also has the potential to generate physical environmental impacts during both construction and operation phases. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact REC-2: Potentially Significant.

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XVIII. Transportation

Would the project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

DISCUSSION

a) *Would the proposed project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Potentially Significant Impact. Implementation of the proposed project would result in the modification of on-site pedestrian and vehicular circulation. A Transportation Impact Assessment (TIA) will be prepared to assess existing and proposed conditions for vehicular access (parking and pick-up/drop-off operations) and safety related to pedestrian circulation. The analysis will be prepared in accordance with relevant City of Hanford Development Standards. This assessment will help form the basis for the impact analysis to be provided in the EIR. The EIR will address consistency with existing programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This impact would be **potentially significant** and will be further analyzed in the EIR.

Impact TR-1: Potentially Significant.

b) *Would the proposed project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?*

Potentially Significant Impact. Vehicle miles traveled (VMT) is an indicator of the travel levels on the roadway system by motor vehicles. It corresponds to the number of vehicles multiplied

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by the distance traveled in a given period over a geographical area. In other words, VMT is a function of (1) number of daily trips and (2) the average trip length (VMT = daily trips x average trip length).

Construction of the proposed project would require the mobilization of workers, vendors, equipment, and haul trucks to and from the project site, which would generate a temporary increase in traffic. Additionally, the proposed project would increase the population on-site, which is anticipated to generate an increase in traffic. A TIA will be prepared for the proposed project and will address the proposed project's trip generation and address consistency with CEQA Guidelines section 15064.3. This impact would be **potentially significant** and will be further analyzed in the EIR.

Impact TR-2: Potentially Significant.

- c) *Would the proposed project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Potentially Significant Impact. The proposed project includes a new residential street network. The new streets could increase hazards if not properly designed and constructed. Therefore, impacts are considered potentially significant in this regard. A TIA will be prepared to assess existing and proposed conditions for vehicular access, including parking, and safety related to pedestrian circulation. Impacts related to circulation/transportation design features are **potentially significant** and will be further analyzed in the EIR.

Impact TR-3: Potentially Significant.

- d) *Would the proposed project result in inadequate emergency access?*

Potentially Significant Impact. The proposed project would include modifications to vehicular access and circulation on the project site. Because the project site would modify on-site vehicular circulation, impacts related to emergency access are **potentially significant** and will be further analyzed in the EIR.

Impact TR-4: Potentially Significant.

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XIX. Tribal Cultural Resources

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☒	☐	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

DISCUSSION

- a) *Would the proposed project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

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- i. ***Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or***

Potentially Significant Impact. The project site is not listed or eligible for listing in the California Register of Historical Resources, National Register of Historic Places, California State Historical Landmarks, or Points of Historical Interest or in a local register of historical resources (NPS 2026a, 2026b; OHP 2026a, 2026b). However, the proposed project involves ground-disturbing activities which could encounter previously unknown tribal cultural resources. Therefore, this impact would be **potentially significant** and will be further analyzed in the EIR.

Impact TCR-1: Potentially Significant.

- ii. ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Potentially Significant Impact. In accordance with Public Resources Code section 21080.3.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation for tribal cultural resources. The proposed excavation of the project sites could potentially result in impacts to tribal cultural resources. This impact would be **potentially significant** and will be further analyzed in the EIR.

Impact TCR-2: Potentially Significant.

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XX. Utilities and Service Systems

Would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

DISCUSSION

- a) *Would the proposed project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural*

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gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. New infrastructure to serve the proposed project would include water lines, wastewater lines, and other utilities. Utilities serving new development would be constructed underground within individual lots and would connect to utilities within road rights-of-way. Sewer lines, storm drains, and water lines for the proposed project would connect to existing infrastructure along 13th Avenue and Fargo Avenue. The proposed project would include a 38,412-square-foot stormwater retention basin in the southeastern corner of the project site to manage on-site runoff. Southern California Edison Company (SCE) provides electricity to the project area and maintains aboveground power lines. SCE would serve electrical requirements for the proposed project in accordance with the California Public Utilities Commission and Federal Energy Regulatory Commission. The proposed project would connect to this existing electrical infrastructure to supply power to the project site. Additionally, the proposed project would include emergency generators in case power is not available at the project site. No natural gas connections would be provided. Telecommunications service would be extended to the project site through connection to existing broadband infrastructure.

The construction of new or expanded water or wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities could result in **potentially significant** impacts, and this issue will be further analyzed in the EIR.

Impact UTL-1: Potentially Significant.

b) *Would the proposed project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Potentially Significant Impact. Water would be provided by the City of Hanford. The proposed project would increase the population on-site and generate an increased demand for water supplies. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact UTL-2: Potentially Significant.

c) *Would the proposed project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Potentially Significant Impact. The proposed project would include new sanitary sewer lines that would connect to existing off-site sewer line to collect wastewater from the project site. Wastewater generated at the project site would be conveyed to the City of Hanford's

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wastewater treatment facility. The proposed project would increase the population on-site and generate an increased amount of wastewater. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact UTL-3: Potentially Significant.

- d) *Would the proposed project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Potentially Significant Impact. The proposed project may involve an increase in solid waste generation as a result of disposal of construction-related debris on the project site that would be removed as part of the proposed project's construction activities. The solid waste generated by the proposed project's operational activities would be greater than the amount of solid waste generated by the current operation of the project site because the proposed project would result in new residents on-site. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact UTL-4: Potentially Significant.

- e) *Would the proposed project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Potentially Significant Impact. Implementation of the proposed project would generate solid waste during both construction and operation, resulting in additional demand on local and regional landfill capacity and solid waste infrastructure. Although the proposed project would be required to comply with applicable regulations and diversion requirements, there is potential for existing solid waste facilities to have insufficient permitted capacity to accommodate project-generated waste. Therefore, impacts would be **potentially significant**, and this issue will be further analyzed in the EIR.

Impact UTL-5: Potentially Significant.

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XXI. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Wildland fire protection in California is the responsibility of either the local government, state, or the federal government. State Responsibility Areas (SRA) are the areas where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. SRAs are recognized by the Board of Forestry and Fire Protection as areas where Emergency Operations Plan the California Department of Forestry and Fire Protection (CAL FIRE) is the primary emergency response agency responsible for fire suppression and prevention.

Local responsibility areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model, which is a science-based and

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field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior, as the basis for evaluating fire hazard in LRAs. The LRA hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area.

Fire hazard severity zones (FHSZ) are identified by Moderate, High, and Very High in an SRA and Very High in an LRA. The project site is in an LRA and is not in an FHSZ. The nearest Very High FHSZ is approximately 30 miles northeast of the project site (CALFIRE 2024).

DISCUSSION

a) ***Would the proposed project substantially impair an adopted emergency response plan or emergency evacuation plan?***

Less-Than-Significant Impact. As discussed in Section 3.17, *Transportation*, the proposed project includes modifications to on-site vehicular access and circulation. However, access to the site for emergency vehicles would be maintained throughout the construction period. All construction staging would occur on-site. Operation of the proposed project would not introduce physical barriers or roadway configurations that would interfere with emergency response or evacuation procedures. The proposed project would be designed in accordance with the CBC and California Fire Code. Project design plans would be reviewed by the City and the Hanford Fire Department.

The Kings County Emergency Operations Plan outlines the operational concepts for countywide emergency management, defines the structure and functions of the County's emergency management organization in alignment with the SEMS and NIMS, and establishes the roles and responsibilities of federal, state, regional, and local entities in safeguarding life, property, and the overall well-being of the population. Construction and operation of the proposed project would not obstruct the implementation of local procedures and policies, as stated in the emergency operations plan and other applicable federal and State regulations regarding emergency response. Additional residents would be added to the neighborhood and would be included in the emergency response plan and emergency evacuation plan for the area.

The proposed project would not alter or obstruct any designated emergency evacuation routes identified by the City or Kings County. In addition, the project would not result in hazardous design features or circulation patterns that would impede evacuation efforts during an emergency event. Emergency access would be maintained during construction and operation.

Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be **less than significant**. This issue will not be further analyzed in the EIR.

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Impact WF-1: Less Than Significant.

- b) *Would the proposed project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less-Than-Significant Impact. The project site is adjacent to an urban area, and there is no wildland susceptible to wildfire on or near the site. Additionally, the project site is in an LRA and is not in an FHSZ; the nearest Very High FHSZ is approximately 30 miles northeast of the project site (CALFIRE 2024). Landscaping maintenance and irrigation would prevent exacerbated risk of fires at the project site, and operation of the proposed project would not result in the increase of potential fire risks. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact WF-2: Less Than Significant.

- c) *Would the proposed project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less-Than-Significant Impact. New infrastructure to serve the proposed project would include water lines, wastewater lines, and other utilities. Utilities serving the development would be constructed underground within individual lots and would connect to utilities within road rights-of-way. Sewer lines, storm drains, and water lines for the proposed project would connect to existing infrastructure. The proposed project would require installing or maintaining additional electrical distribution lines to connect the on-site lighting and other associated uses to the existing utility grid. However, the proposed project would be constructed in accordance with all local, State, and federal regulations regarding power lines and other related infrastructure, as well as fire suppression requirements. The design of all proposed utilities would be subject to the review and approval of the City and any other applicable reviewing agency, such as the fire department. This would ensure the viability of the utility infrastructure's ability for fire protection and suppression activities, the installation of which would not exacerbate fire risk. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact WF-3: Less Than Significant.

- d) *Would the proposed project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

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Less-Than-Significant Impact. The project site is surrounded by agricultural uses and residential properties on generally flat land. The project site is in an LRA and is not in an FHSZ. The nearest Very High FHSZ is approximately 30 miles northeast of the project site (CALFIRE 2024). The project is not within a landslide susceptibility area (CGS 2026) and is in an Area of Minimal Flood Hazard (Zone X), as determined by FEMA (FEMA 2026). Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

Impact WF-4: Less Than Significant.

3. ENVIRONMENTAL EVALUATION

XXII. Mandatory Findings of Significance

Issues	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

DISCUSSION

- a) ***Does the proposed project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

3. ENVIRONMENTAL EVALUATION

Potentially Significant Impact. As discussed in Section 3.IV, *Biological Resources*, the proposed project has the potential to impact species identified as a candidate, sensitive, or special-status species, riparian habitats and wetlands, and interfere with the movement of wildlife species. The proposed project would require ground-disturbing activities during construction, which may result in the disturbance of archaeological resources. Therefore, there is a **potentially significant** impact in this regard, and these impacts will be further analyzed in the EIR.

- b) *Does the proposed project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

Potentially Significant Impact. Implementation of the proposed project could result in **potentially significant** cumulative impacts, and these will be further analyzed in the EIR.

- c) *Does the Proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact. As discussed in this Initial Study, the proposed project could potentially have harmful effects on the environment, which could affect humans directly or indirectly. Impacts would be **potentially significant**, and these issues will be further analyzed in the EIR.

3. ENVIRONMENTAL EVALUATION

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5. LIST OF PREPARERS

LEAD AGENCY

City of Hanford

Jason Waters, Deputy City Manager

Gabrielle Myers, Principal Planner

PROJECT APPLICANT

D.R. Horton

Richelle Cariño, Forward Planning Manager

Aman Kaur Narwal, Forward Planner

Cheryl R. Aanonson, Entitlements Project Manager

ENVIRONMENTAL CONSULTANT

PlaceWorks

Liza Debies, Associate Principal

Alen Estrada-Rodas, Senior Associate

Jared Bradford, Associate

Natalie Phan, Project Planner

Elliette Olson, Environmental Planner

Cary Nakama, Graphic Artist

Gina Froelich, Senior Editor

Laura Muñoz, Document Specialist

5. LIST OF PREPARERS

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