



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given that the City of Hanford (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Harvest Creek Residential Development Project (proposed project). Pursuant to CEQA Guidelines Section 15082(a), the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential physical environmental effects. Public review of the NOP will begin on July 8, 2026 and end on August 6, 2026. The EIR will address the potential physical environmental effects of the proposed project that have not been scoped out, as outlined in CEQA. The City is requesting comments on the scope and content of this EIR.

PUBLIC SCOPING MEETING

A scoping session will be held virtually on July 22, 2026, at 4:30 p.m. The scoping session, which is part of the EIR process, is the time when the City solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.

This meeting can be attended remotely via the Teams platform at the following link:

<https://teams.microsoft.com/meet/253938846662893?p=HTESX90KJryrwc0WXE>

Meeting ID: 253 938 846 662 893

Passcode: jx37FN94

Dial in by phone: +1 469-262-1742

Phone conference ID: 919 917 976#

PROJECT LOCATION AND EXISTING CONDITIONS

The approximately 31-acre project site is in unincorporated Kings County and within the City of Hanford's Growth Boundary and Sphere of Influence. 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) (see Figure 1, *Regional Location* and Figure 2, *Aerial Photograph*). The project site is currently in active agricultural use with row crops and a walnut orchard, surrounded by agricultural land to the north and west, and residential land uses to the south and east.

PROJECT DESCRIPTION

The proposed project would include the construction of up to 229 single-family residences with private garages and on-site driveway parking spaces that would accommodate up to two cars for each residence. Each residential unit would be located on its own lot in a detached two-story building and would contain 3 or 4 bedrooms, 2.5 baths, and a two-car garage.

To ensure a conservative analysis, the EIR 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.

The proposed project would include private front, side, and back yards for each residential unit. Additionally, the proposed project would include a 58,328-square-foot neighborhood park in the northwestern portion of the project site.¹ Utilities serving new development would be constructed underground within individual lots and would connect to existing utilities within road rights-of-way. Sewer lines, storm drains, and water lines for the proposed project would connect to existing infrastructure. The project proposed would include a new, 60-foot-wide street network throughout the project site that would be accessed 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 and June Street to the southeast (see Figure 3, *Project Site Plan*).

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 two is anticipated to take approximately 31 months to complete, beginning in June 2029 and ending in December 2031; and Phase three is anticipated to take approximately 38 months to complete, beginning in June 2030 and ending in August 2033.

PROBABLE ENVIRONMENTAL EFFECTS

The environmental analysis in the Draft EIR will include potential preconstruction, construction, and operation impacts and project-specific and cumulative effects. The Draft EIR will evaluate 16 of the environmental topics required by current (2026) CEQA Guidelines Appendix G. Based on existing conditions and current available information, it is anticipated that the following topics could result in potential significant environmental effects—agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts will be analyzed in the EIR. It is anticipated that the proposed project would have no impact or a less than significant impact on aesthetics, mineral resources, population and housing, and wildfire.

DOCUMENT AVAILABILITY

The Initial Study and Notice of Preparation for the proposed project are available for public review at the following locations (availability to view at City Hall will be during normal business hours):

- Hanford City Hall: 317 N. Douty Street, Hanford, CA 93230
- City of Hanford website: <https://www.cityofhanfordca.com/1236/Current-Projects>

¹ 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.

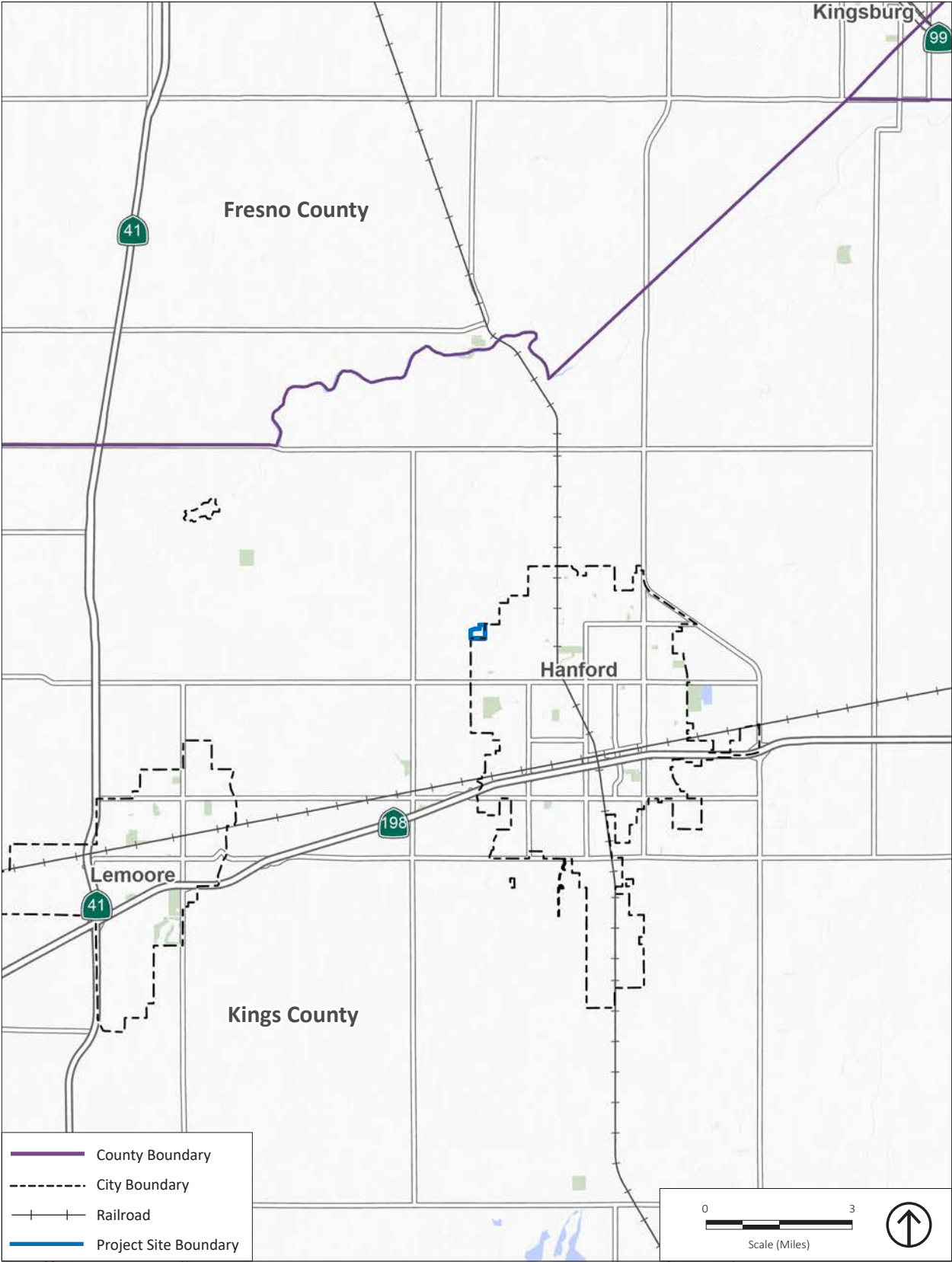
Due to limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at 5:00 p.m. on August 6, 2026. If you submit comments on the scope of the EIR, you will automatically be added to the distribution list for future notices about the proposed project. Please include "Harvest Creek Residential Development EIR" as the subject and submit comments via the mailing address listed below or email gmyers@hanfordca.gov. Please note that all submitted correspondence and comments become part of the public record.

MAILING ADDRESS AND PHONE NUMBER OF CONTACT PERSON

Gabrielle Myers, Principal Planner
City Hall
317 N. Douty Street
Hanford, CA 93230
(559) 585-2578

ATTACHMENTS

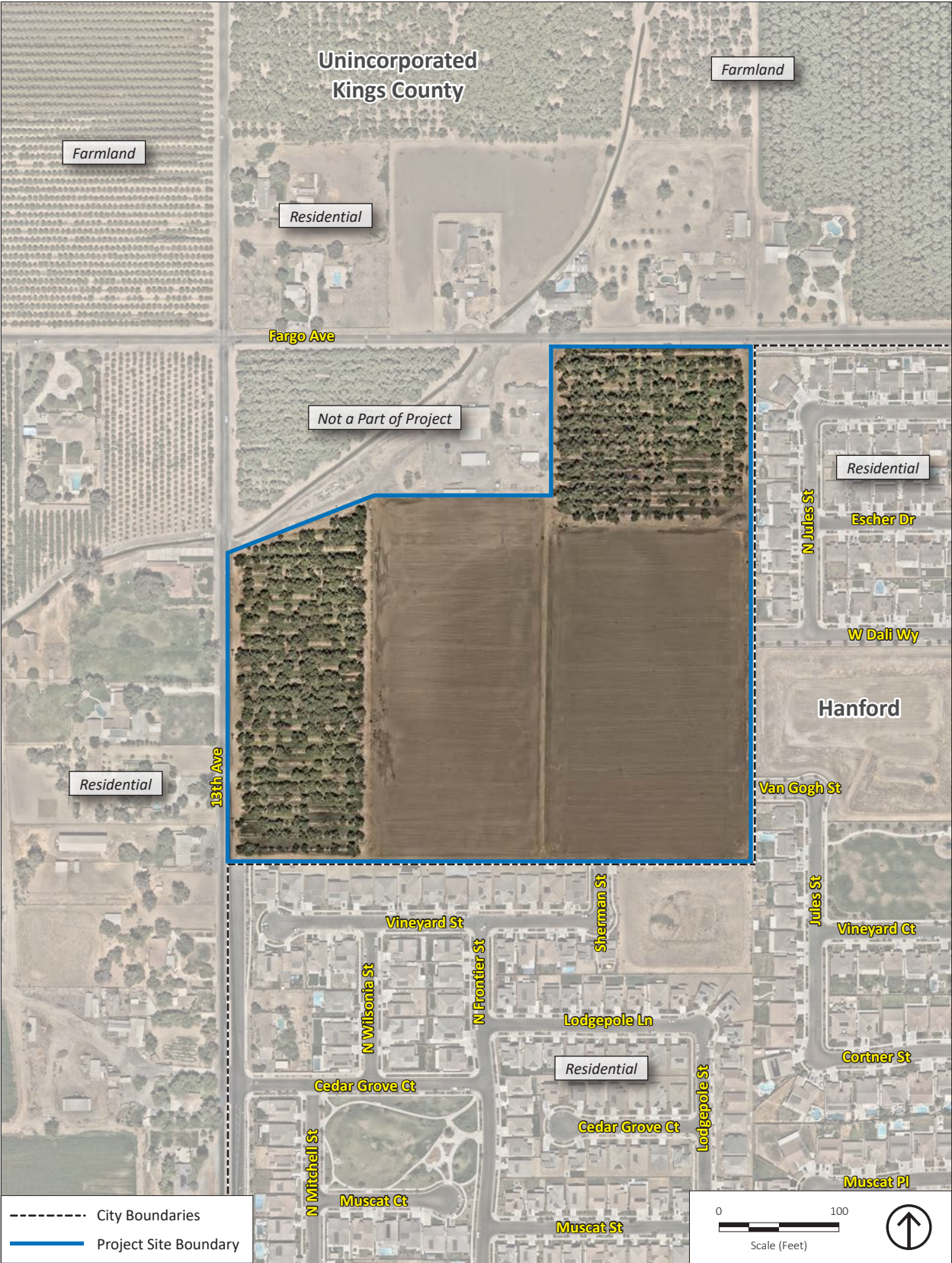
- Figure 1** Regional Location
- Figure 2** Aerial Photograph
- Figure 3** Project Site Plan



Source: Generated using GIS Pro 2026.

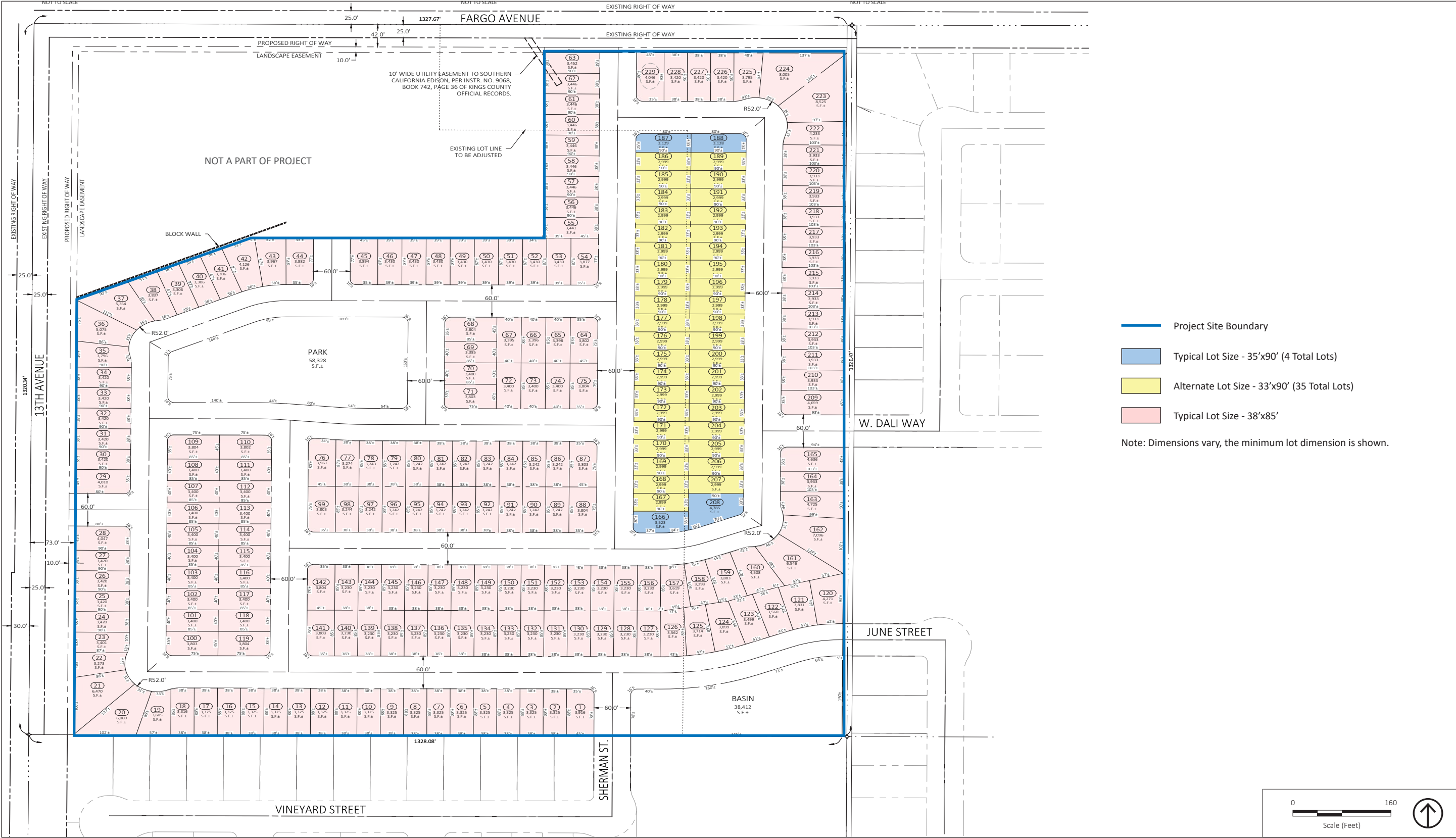
Figure 1
Regional Location

HARVEST CREEK RESIDENTIAL DEVELOPMENT PROJECT NOTICE OF PREPARATION
CITY OF HANFORD



Source: Nearmap 2026.

Figure 2
Aerial Photograph



Source: Sequoia Consulting 2026.

Figure 3
Project Site Plan