



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NEVES RESIDENTIAL PROJECT

(SCH # 2024120645)

NOTICE IS HEREBY GIVEN that the City of Hanford (City), as the Lead Agency, has completed the Draft Environmental Impact Report (EIR) for the Neves Residential Project (Project), which is being distributed for public review pursuant to the California Environmental Quality Act (CEQA) and the California Public Resources Code.

COMMENT PERIOD: Wednesday, October 1 to Monday, November 18, 2025 (45 days)

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

PROJECT DESCRIPTION: The Project Applicant intends to develop up to 615 single-family residential units on an approximately 135.28-acre site. The development will also include a 5.87-acre storm basin and a seven-acre park along with access roads, lighting, landscaping and other associated improvements, per City Standards. The site is currently designated as low, medium and high density residential and is zoned R-L-5 (Low Density Residential), R-M (Medium Density Residential), and R-H (High Density Residential). Entitlements needed to accommodate the proposed Project include Tentative Subdivision Map 944 and Planned Unit Development 2024-01 to accommodate smaller lot sizes and reduced setbacks.

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

Construction Phasing: The Project will be developed in four phases and is broken down below:

- Phase 1 (44.63 acres)
 - Construction of 140 lots
 - Construction of a 7-acre park
 - Construction of 5.87-acre storm basin
- Phase 2 (44.49 acres)
 - Construction of 229 lots
- Phase 3 (34.57 acres)
 - Construction of 185 lots
- Phase 4 (11.59 acres)
 - Construction of 57 lots

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

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

DOCUMENT AVAILABILITY:

The Draft EIR and associated documents are available on the City of Hanford's Website: <https://www.cityofhanfordca.com/1236/Current-Projects> and the Office of Planning and Research's CEQAnet web portal at <https://ceqanet opr.ca.gov/>

A hard copy of the Draft EIR is available for review at the following location:

City of Hanford

Community Development Department
317 N. Douty Street
Hanford, CA 93230

PUBLIC COMMENT:

The City of Hanford will receive public comments on the Draft EIR from October 1 to November 18, 2025. For further information, contact the Hanford Community Development Department at (559) 585-2580. All interested parties are invited to send written comments to:

Gabrielle Myers, Senior Planner
City of Hanford
317 N. Douty Street
Hanford CA 93230

or via email to gmyers@hanfordca.gov

NOTE: *If you challenge the City's final action on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. (Gov. Code 65009(b)(2)).*

A PUBLIC HEARING HAS NOT BEEN SCHEDULED AT THIS TIME. NOTICE OF THE PUBLIC HEARING WILL BE MADE AVAILABLE, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CALIFORNIA PUBLIC RESOURCES CODE.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identifies potential significant effects in the following areas:

- Greenhouse Gas
- Transportation

All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated. Mitigation measures identified in the Draft EIR would reduce the potentially significant effects to a less-than-significant level.

Figure 1: Project Location

