Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018021039

Project Title: Conditional Use Permit No. 17-05 Amendment (Kelly Slater Wave Company/Surf Ranch)

Lead Agency: Kings County Community Development Agency | Contact Person: Chuck Kinney

Mailing Address: 1400 W. Lacey Blvd., Building #6 | Phone: (559) 852-2674

City: Hanford | Zip: 93230 | County: County of Kings

Project Location: County: Kings | City/Nearest Community: Lemoore

Cross Streets: Jackson Ave & 18 1/2 Ave | Zip Code: 93245

Longitude/Latitude (degrees, minutes and seconds): 36 ° 15 ′ 26.784 ″ N / 119 ° 47 ′ 13.524 ″ W Total Acres: 195.28

Assessor's Parcel No.: 024-080-036, -081, -087, & -088 | Section: 22 | Twp.: 19S | Range: 20E | Base: MDBM

Within 2 Miles: State Hwy #: 41 | Waterways: Lemoore Canal

Airports: | Railways: | Schools: Central Union Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☒ Recreational: Surf Ranch
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☐ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☐ Population/Housing Balance	☒ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other:

Present Land Use/Zoning/General Plan Designation:

General Agriculture - 20 Acre Minimum (AG-20): Present land use is the existing Surf Ranch facility.

Project Description: *(please use a separate page if necessary)*

The applicant proposes to amend a previously approved Conditional Use Permit (CUP No. 17-05) for the existing Surf Ranch facility that includes the year-round operation and maintenance of an existing wave generation system, ancillary structures, and events, located at 18556 Jackson Ave., Lemoore, Assessor's Parcel Numbers (APNs) 024-080-081 & -088. The proposed amendment includes the addition of 40.39 acres to the project site (APNs 024-080-036 & -087), the installation of decomposed granite parking area and security gate on the additional parcels, and up to 46,100 sq. ft. of new structures on the additional parcels. The new structures include a security room (100 sq. ft.), a proposed bridge over a man-made canal, maintenance and storage buildings (approximately 8,000 sq. ft.), a training facility (approximately 8,000 sq. ft.), and overnight accommodations with restrooms (approximately 30,000 sq. ft.). It is estimated that the project would be staffed by 100 people, including operations and maintenance, guest services, water safety, and security personnel. Guest attendance is proposed to increase to up to 100 guests per day. The project also clarifies that the previously approved commercial kitchen will be housed in the existing Surf Operations House and that the existing Airstreams will be relocated to the north side of the existing ski pond.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

- ✓ Air Resources Board
- ___ Boating & Waterways, Department of
- ___ California Emergency Management Agency
- ___ California Highway Patrol
- ✓ Caltrans District # 6
- ___ Caltrans Division of Aeronautics
- ___ Caltrans Planning
- ___ Central Valley Flood Protection Board
- ___ Coachella Valley Mtns. Conservancy
- ___ Coastal Commission
- ___ Colorado River Board
- ___ Conservation, Department of
- ___ Corrections, Department of
- ___ Delta Protection Commission
- ___ Education, Department of
- ___ Energy Commission
- ✓ Fish & Game Region # 4
- ___ Food & Agriculture, Department of
- ___ Forestry and Fire Protection, Department of
- ___ General Services, Department of
- ___ Health Services, Department of
- ___ Housing & Community Development
- ✓ Native American Heritage Commission
- ✓ Office of Historic Preservation
- ___ Office of Public School Construction
- ✓ Parks & Recreation, Department of
- ___ Pesticide Regulation, Department of
- ___ Public Utilities Commission
- ✓ Regional WQCB # 5
- ___ Resources Agency
- ___ Resources Recycling and Recovery, Department of
- ___ S.F. Bay Conservation & Development Comm.
- ___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- ___ San Joaquin River Conservancy
- ___ Santa Monica Mtns. Conservancy
- ___ State Lands Commission
- ___ SWRCB: Clean Water Grants
- ___ SWRCB: Water Quality
- ___ SWRCB: Water Rights
- ___ Tahoe Regional Planning Agency
- ___ Toxic Substances Control, Department of
- ___ Water Resources, Department of
- ___ Other: _____
- ___ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date November 5, 2025 Ending Date December 5, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Provost & Pritchard Consulting Group
Address: 445 W. Fir Ave.
City/State/Zip: Clovis, CA 93611
Contact: Briza Sholars
Phone: (559) 449-2700

Applicant: Kelly Slater Wave Company, LLC
Address: 149 Bay Street
City/State/Zip: Santa Monica, CA 90405
Phone: (602) 380-9131

Signature of Lead Agency Representative: _____ **Date:** 11/4/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.