

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 #**Project Title:** Copper Ridge Residential and Commercial Project

Lead Agency: City of Hanford

Contact Person: Gabrielle Myers

Mailing Address: 317 N. Douty Street

Phone: (559)585-2578

City: Hanford

Zip: 93230

County: Kings

Project Location: County: Kings

City/Nearest Community: Hanford

Cross Streets: Grangeville Boulevard and 9 1/4 Avenue

Zip Code: 93230

Longitude/Latitude (degrees, minutes and seconds): 36 ° 20 ' 46.8 " N / 119 ° 37 ' 16.9 " W Total Acres: 83.61

Assessor's Parcel No.: 014-143-069 and -078

Section: 19

Twp.: 18

Range: 22

Base: Mount Diablo Meridian

Within 2 Miles: State Hwy #: 198/43

Waterways: People's Ditch

Airports: Hanford Municipal

Railways: Southern Pacific Railroad

Schools: Kit Carson Elementary; Hamilton Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 650

Acres 78.16

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 37,700

Acres 5.45

Employees 25

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ 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:**

Vacant/Agriculture - Low- and Medium-Density Residential

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

See Attached

Reviewing Agencies Checklist

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

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

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

Starting Date December 23, 2024 Ending Date January 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>DR Mata Consulting</u>	Applicant: <u>N & M Tulare, LLC c/o Barrett Nunley</u>
Address: <u>6145 W. Cherry Ct.</u>	Address: <u>1878 N Mooney Blvd</u>
City/State/Zip: <u>Visalia, CA 93277</u>	City/State/Zip: <u>Tulare, CA 93274</u>
Contact: <u>Darlene R. Mata</u>	Phone: <u>(559) 799-6990</u>
Phone: <u>(559) 799-2942</u>	

Signature of Lead Agency Representative: *Gabriella Myers* Date: 12/23/24

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

Location of Project: The Project site is located on the northeast corner of Grangeville Boulevard and 9 ¼ th Avenue (APNs: 014-143-069-000 and 014-143-078-000). **See Figure 1.**

Project Description: The proposed Project consists of a proposed 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site on approximately 83.61 acres (Project).

The residential subdivision consists of 650-unit multi-family (300 units) and single-family (350 units) proposed to be developed over five phases and the commercial portion to be developed in a fifth phase.

The southern portion of the project site, located at APN 014-143-078-000 is currently vacant, but has been graded and was formerly utilized for agricultural crop production. The northern portion of the project site, located on APN 014-143-069-000, is in agricultural production.

In order for the Project to be constructed, approval of the following entitlements is required:

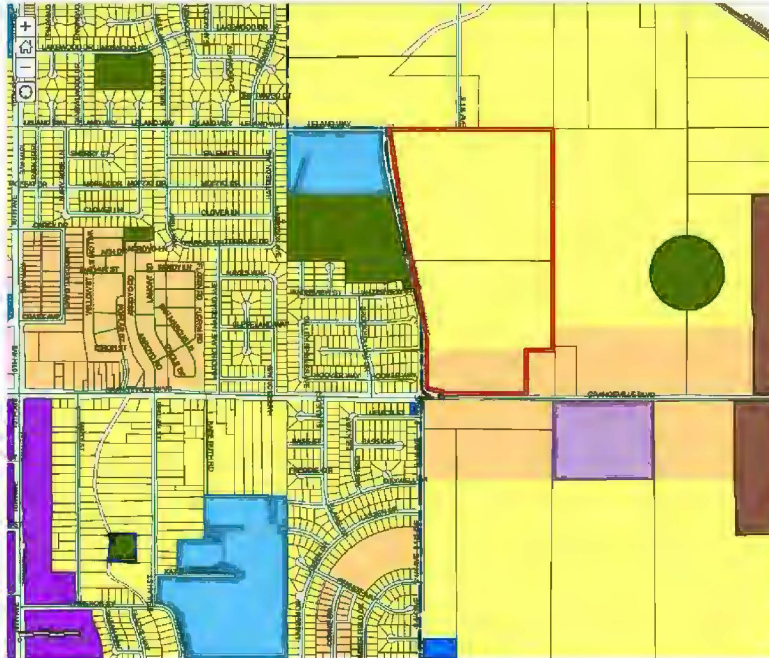
- Annexation 0005-24, in order to Annex the properties into the City of Hanford City Limits from the Kings County Jurisdiction – Annexation Map attached – **Attachment 2.**
- General Plan Amendment No. 0009-24, to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) – **Figure 2.**
- Prezone No. 0013-24, to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres)
- Tentative Subdivision Map 00012-24, in order to subdivide the property into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site. TSM Map Attached, **Attachment 3.**
- Planned Unit Development No. 0037-24, in order to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the residential subdivision, including reduced lot size, lot width, lot depth, setbacks, and increased driveway paved surface allowance.

Figure 1: Project Location
Northeast intersection of Grangeville Boulevard and 9 ¼ Avenue

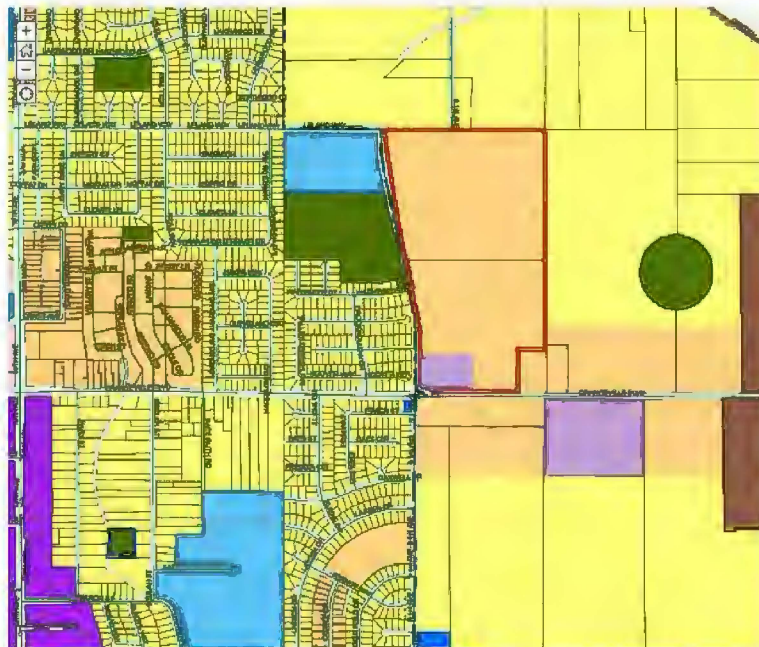




Existing General Plan Designation
Low- and Medium-Density Residential

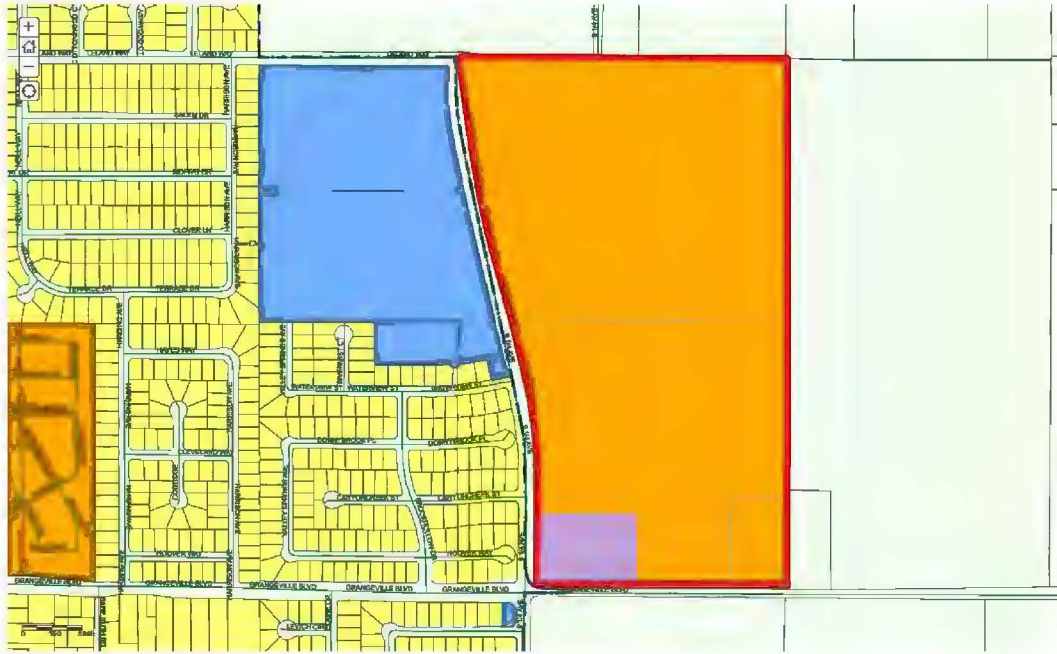


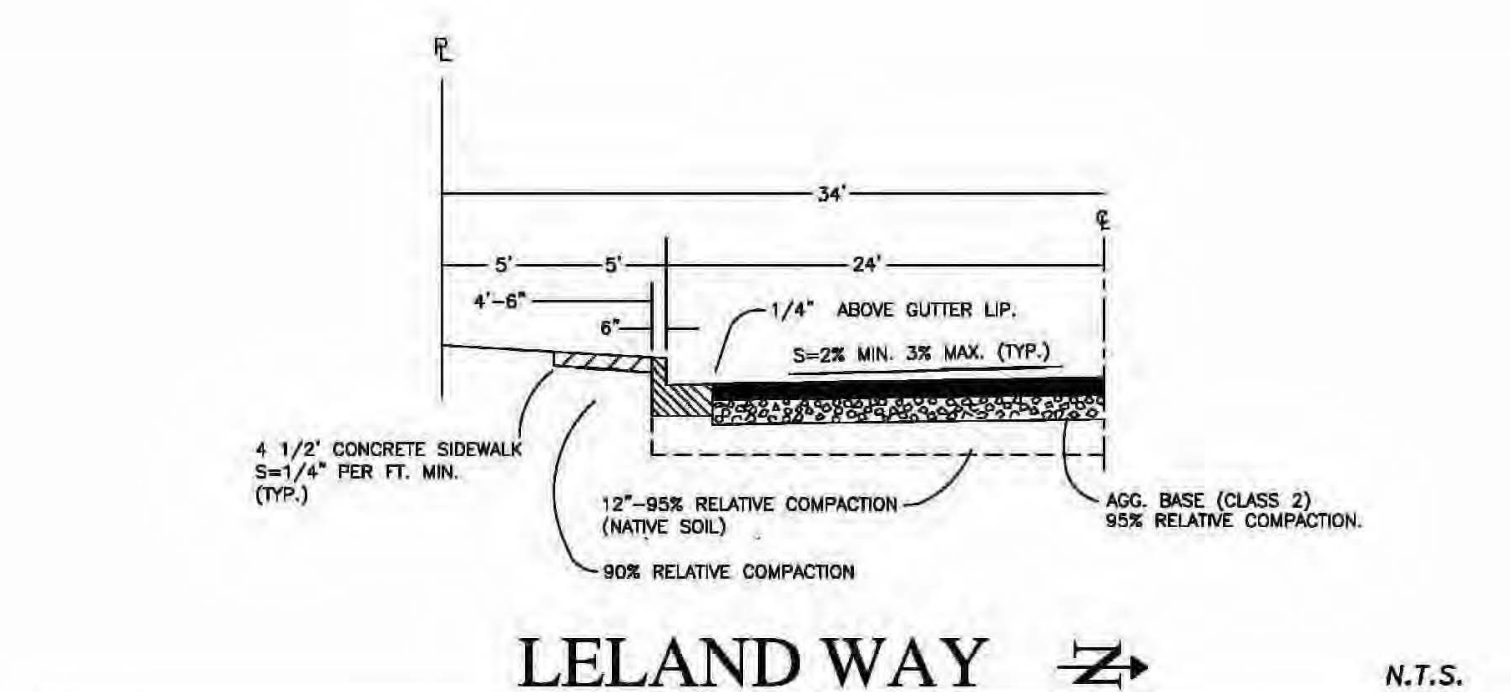
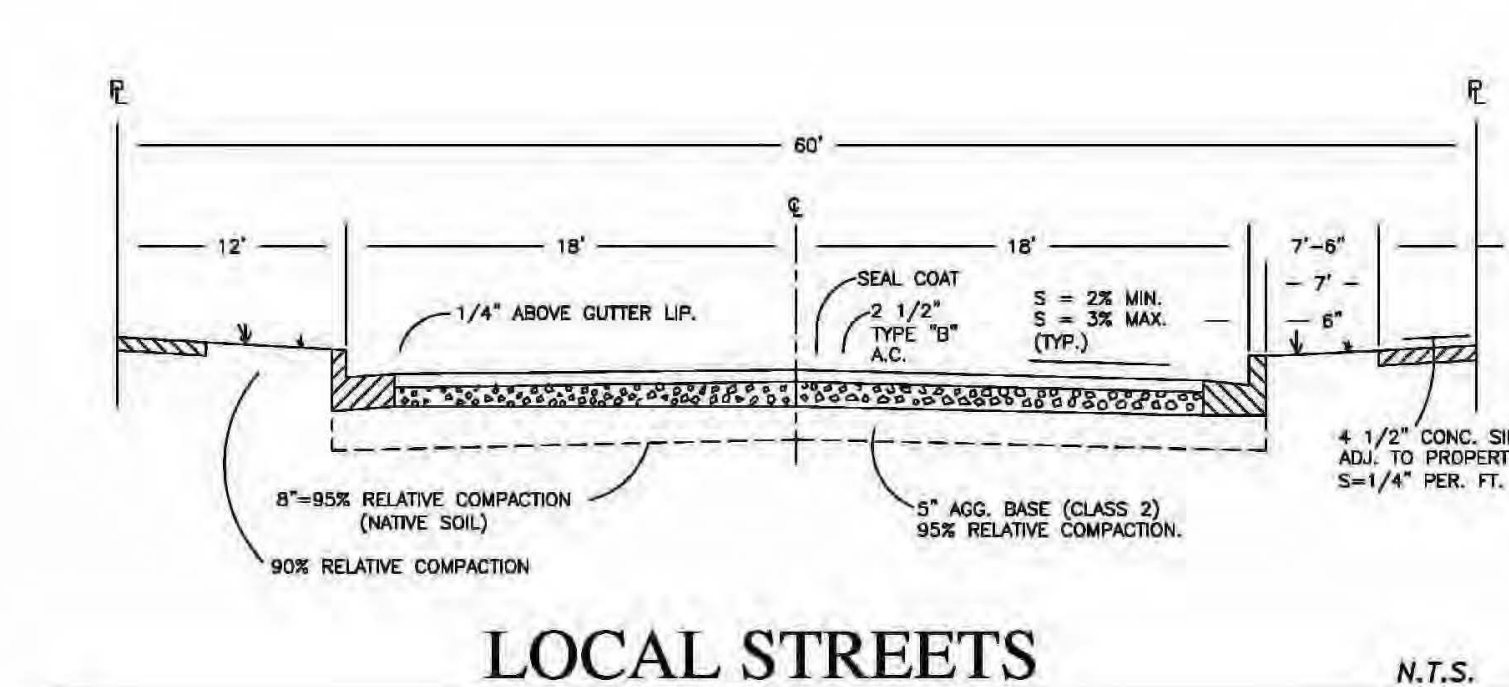
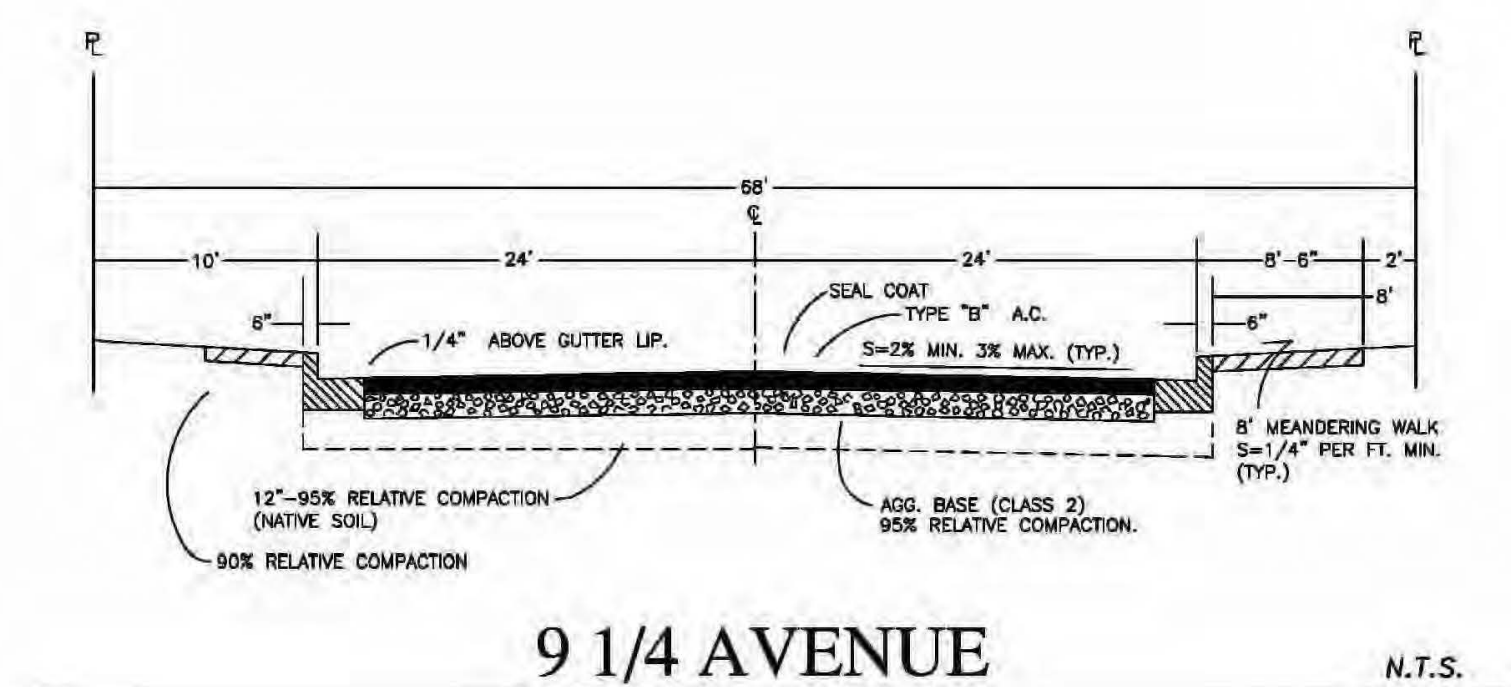
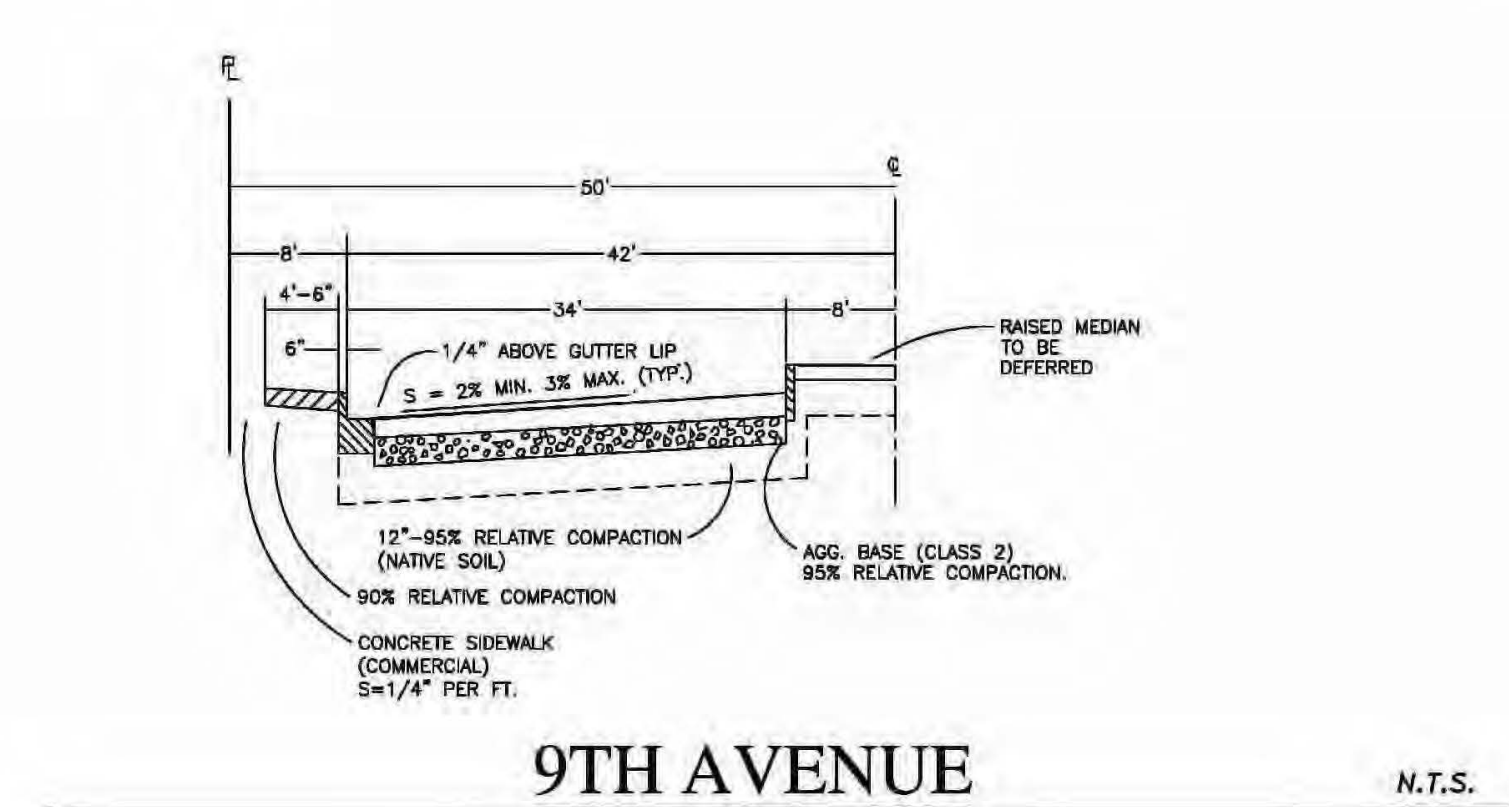
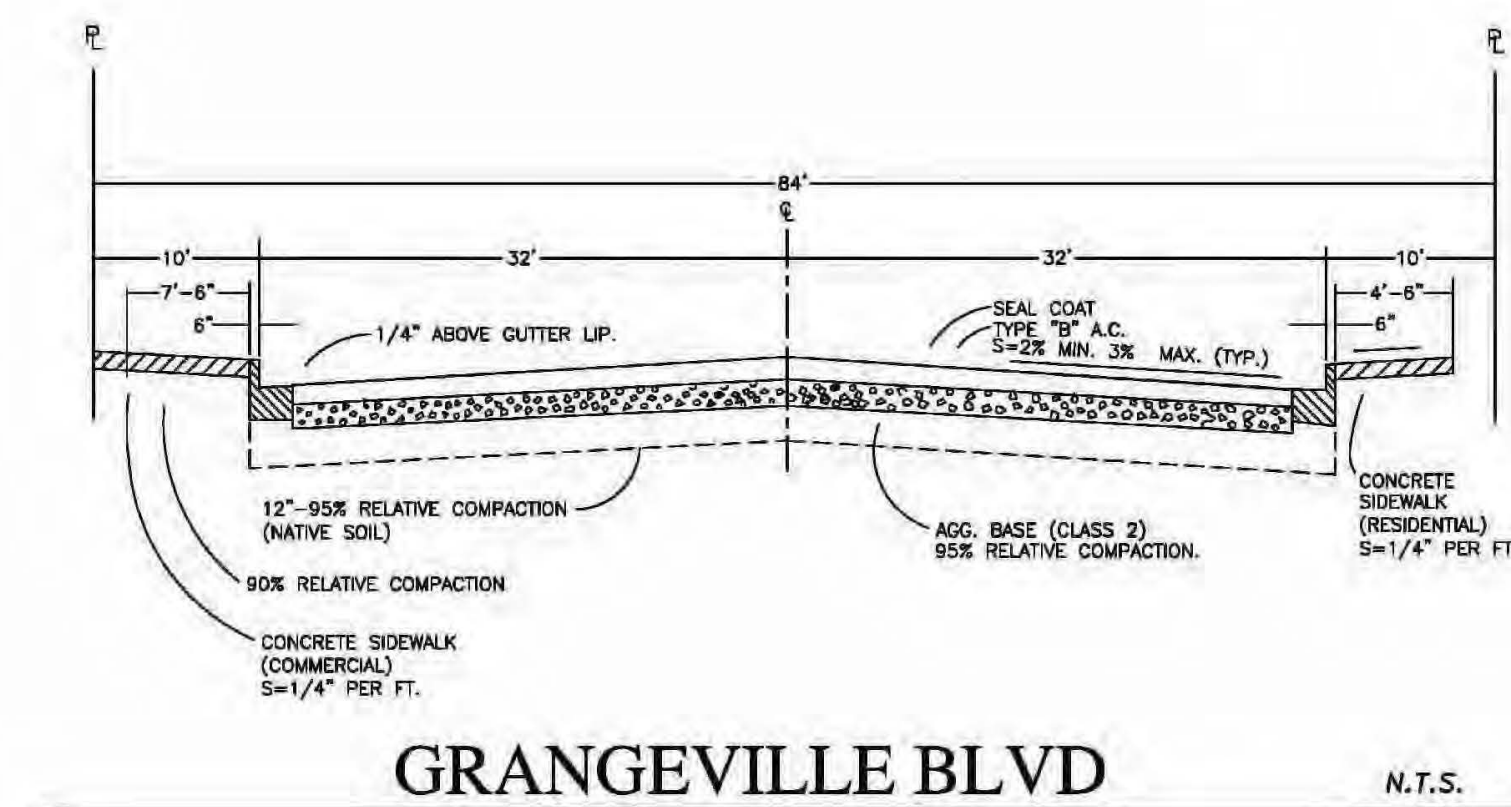
Proposed General Plan Designation
Medium-Density Residential and Neighborhood Commercial





Proposed Pre-Zoning:
MX-N Neighborhood Mixed Use and R-M Medium-Density Residential





TENTATIVE SUBDIVISION MAP COPPER RIDGE

HANFORD CALIFORNIA

OWNER

WARMERDAM FAMILY TRUST, DADIGIAN FAMILY TRUST

DEVELOPER

N & M CAPITAL LLC
GREG NUNLEY (559) 799-6993
1878 N MOONEY BLVD SUITE J
TULARE, CA 93274

PROJECT INFO

NORTH EAST CORNER OF 9 1/4 AVENUE AND GRANGEVILLE BLVD
APN: 014-143-069, 014-143-078
TOTAL AREA: 83.61 AC
EXIST. USE: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD, NEIGHBORHOOD COMMERCIAL
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE: 2,800 SF; MAX. LOT SIZE: 10,148 SF
SINGLE FAMILY UNITS: 350
MULTI FAMILY UNITS: 300
RESIDENTIAL ACREAGE: 78.16 AC
DENSITY: 8.31 UNITS/AC
COMMERCIAL ACREAGE: 5.45 AC
OUTLOTS A-L TO BE DEDICATED TO CITY OF HANFORD

PHASES INFO

PHASE 1	101 UNITS	40' WIDE LOTS: 115	45' WIDE LOTS: 66	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 2	150 UNITS	40' WIDE LOTS: 91	45' WIDE LOTS: 59	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 3	89 UNITS	40' WIDE LOTS: 19	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 70	RETAIL: 0 SF
PHASE 4	110 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 110	RETAIL: 0 SF
PHASE 5	120 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 120	RETAIL: 31,700 SF
TOTAL	650 UNITS	40' WIDE LOTS: 225	45' WIDE LOTS: 125	MULTI FAMILY UNITS: 300	RETAIL: 31,700 SF



REVISION	DATE	BY	DATE
1			
2			
3			
4			

810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
cengineering09@gmail.com

AWEngineering

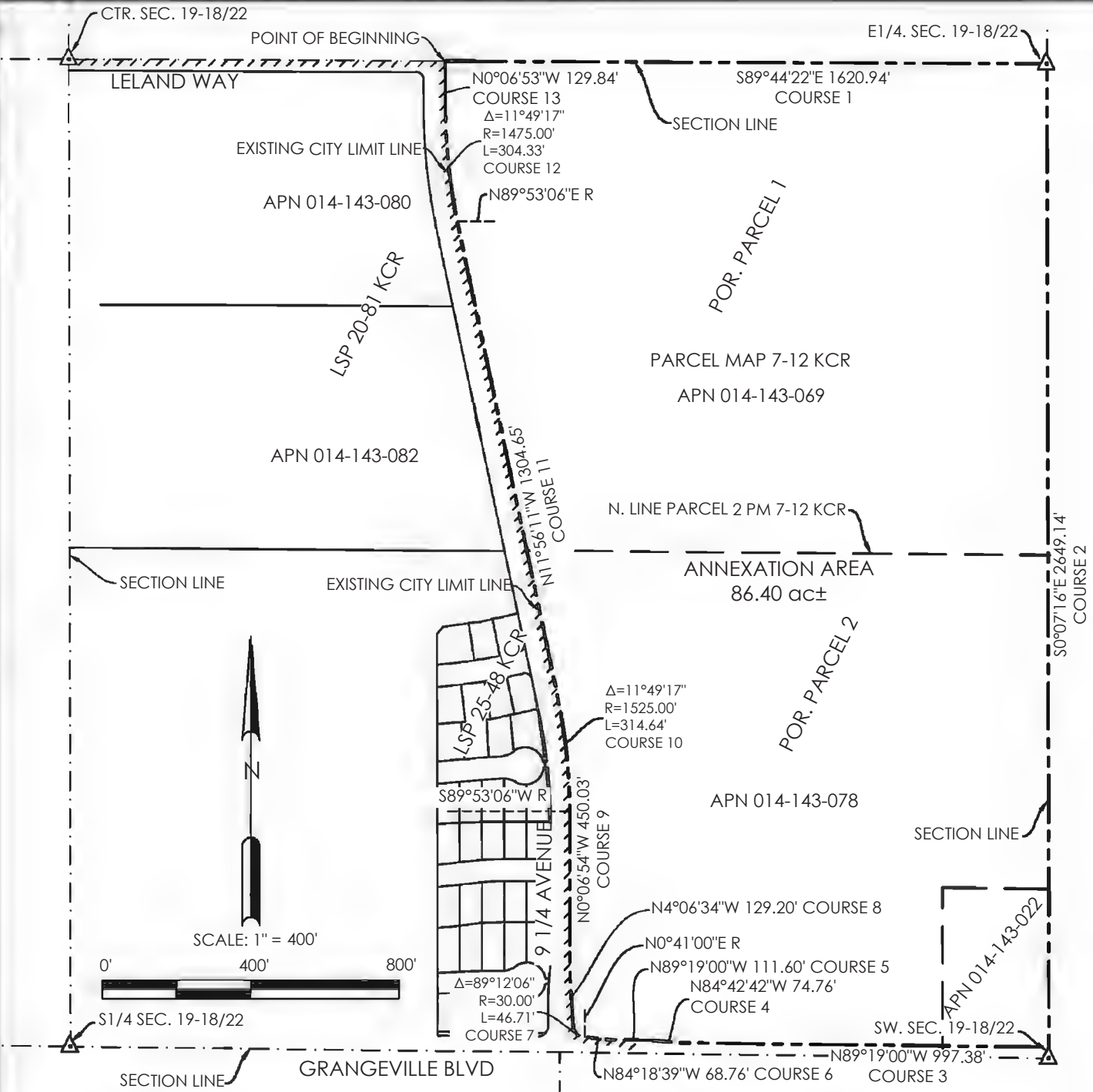
TENTATIVE SUBDIVISION MAP

COPPER RIDGE
HANFORD CALIFORNIA

SITE

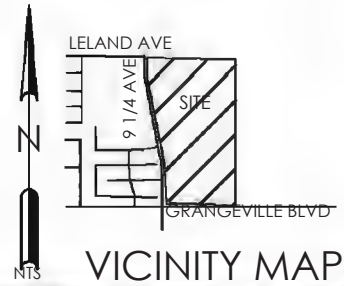
JOB NUMBER:

Attachment 2



LEGEND

- PROPOSED ANNEXATION LIMITS
- EXISTING CITY OF KINGS CITY LIMITS LINE



DATE: 08/17/24

DRAWN:

CHECKED:

PROJECT: 202447

EXHIBIT B
CITY OF TULARE
ANNEXATION NO. 2024-____
ANNEXATION TO THE CITY OF KINGS AND
DETACHMENT FROM

