

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Copper Ridge Residential and Commercial Project

Lead Agency: City of Hanford

Contact Name: Gabrielle Myers

Email: gmyers@hanfordca.gov

Phone Number: (559)585-2578

Project Location: Hanford

*City*

Kings

*County*

Project Description (Proposed actions, location, and/or consequences).

See attached project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

in early consultation phase - none identified at this point

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

none

Provide a list of the responsible or trustee agencies for the project.

Responsible Agency: Kings County Local Area Formation Commission (LAFCo)

**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.

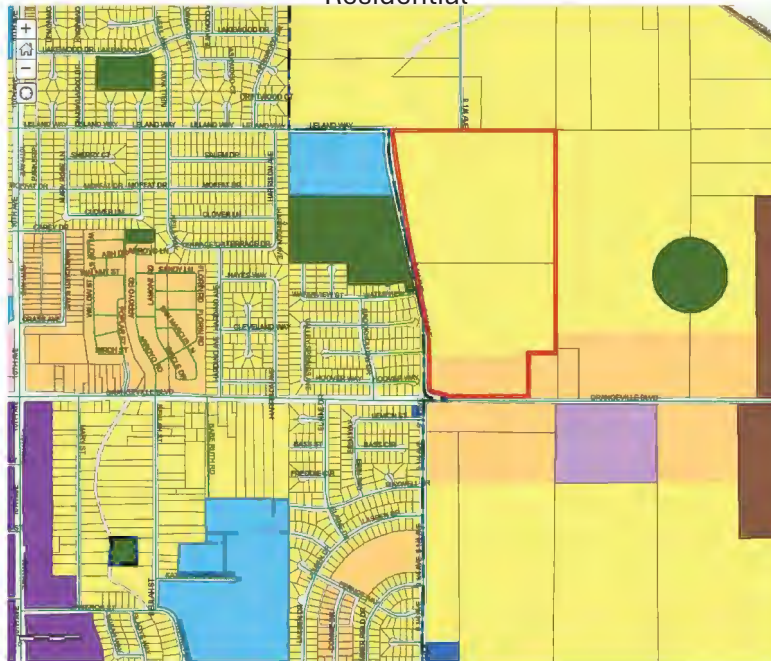
In order for the Project to be constructed, approval of the following entitlements is required:

- 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.

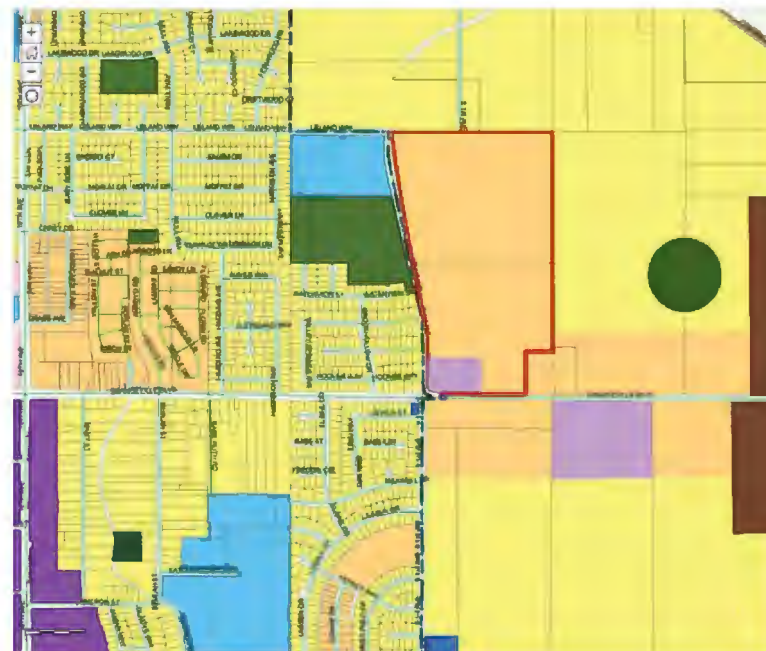
**Figure 1: Project Location**  
Northeast intersection of Grangeville Boulevard and 9 ¼ Avenue



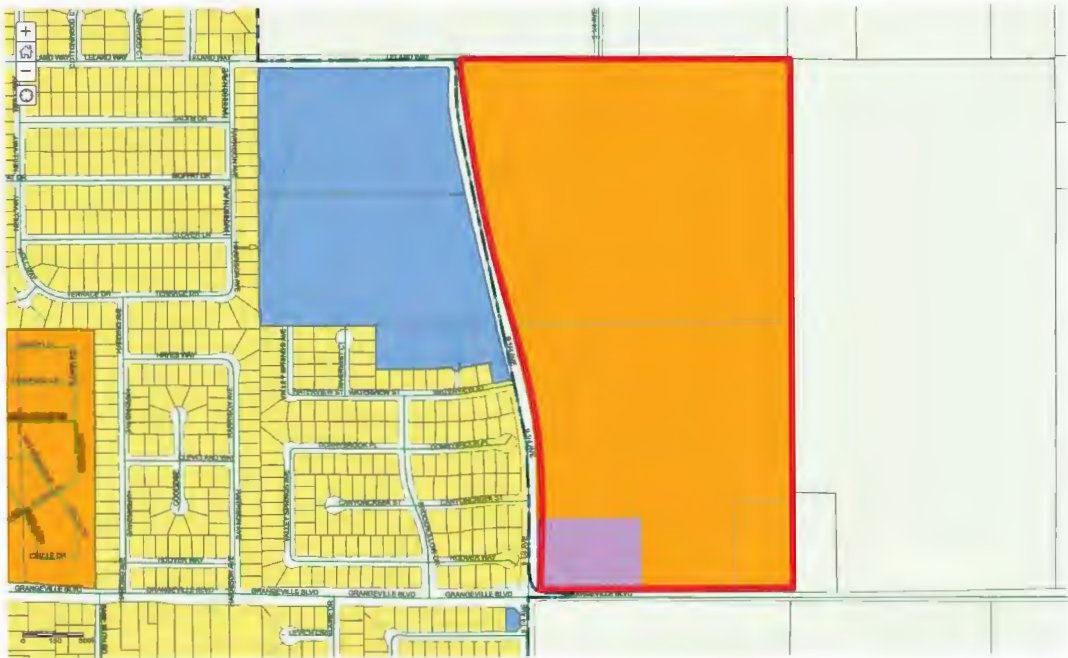
**Figure 2**  
**Existing General Plan Designation**  
Low- and Medium-Density  
Residential



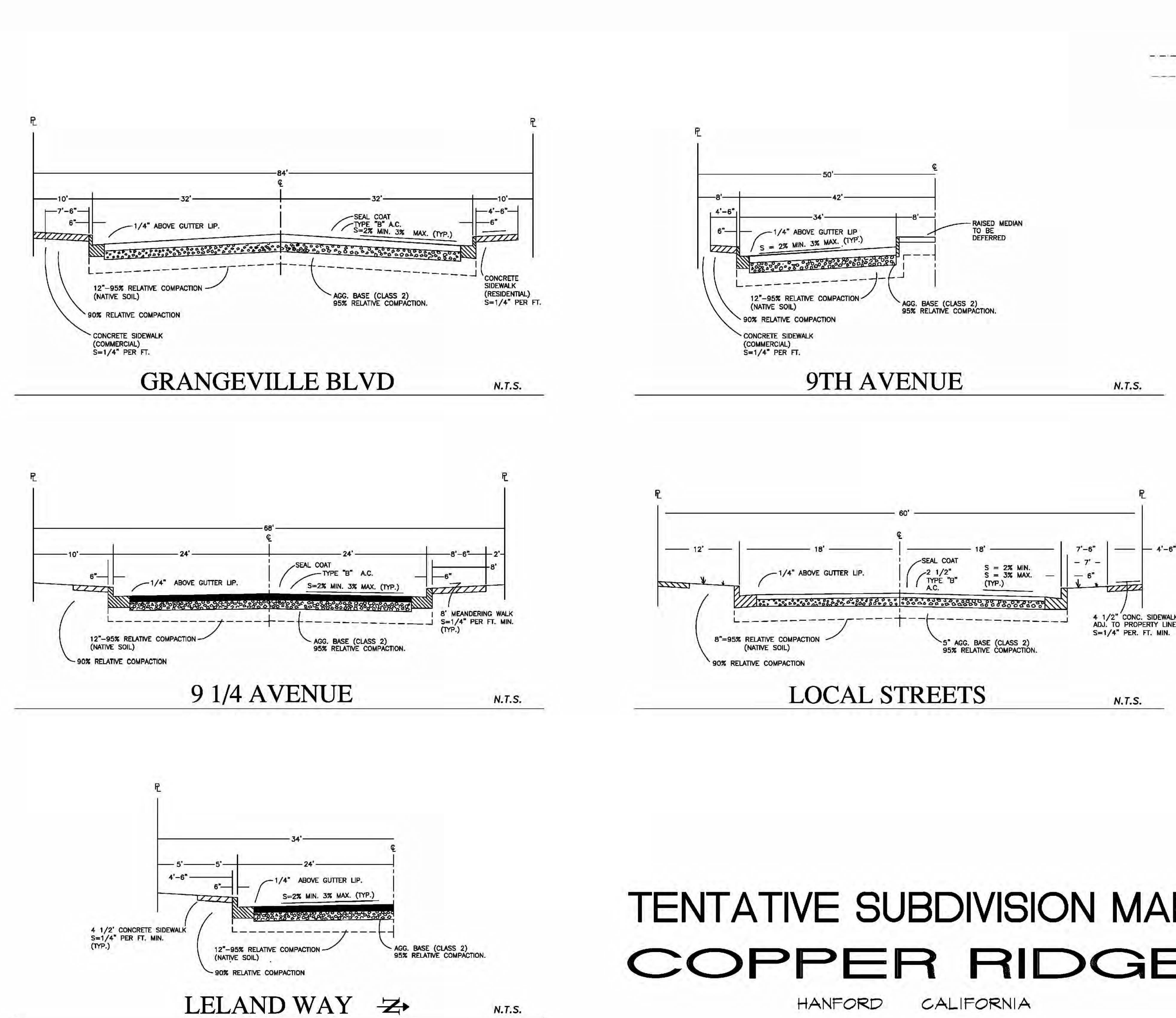
**Proposed General Plan Designation**  
Medium-Density Residential and Neighborhood Commercial



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







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 93214

PROJECT INFO

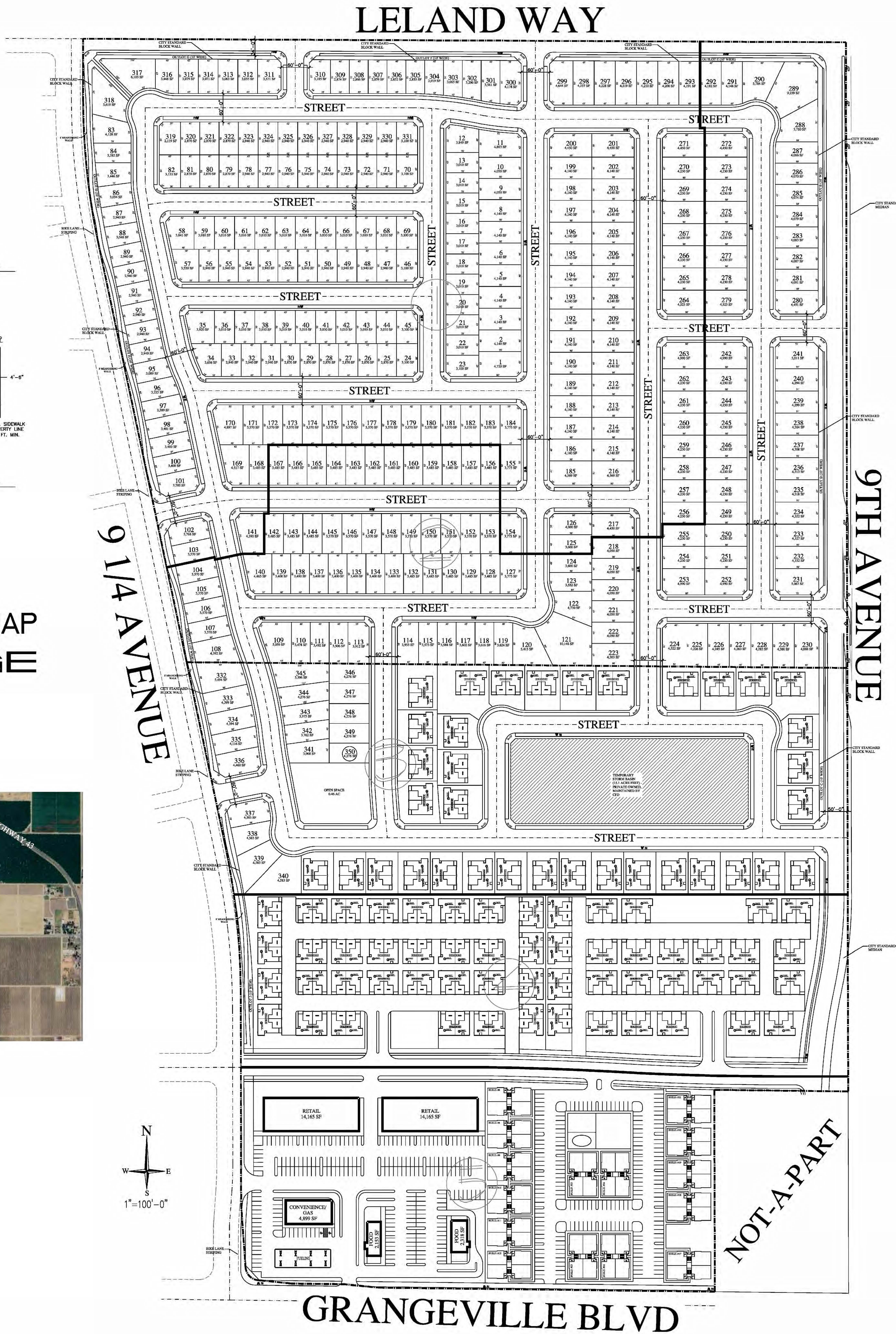
NORTH EAST CORNER OF 9 1/4 AVENUE AND GRANGEVILLE BLVD  
APN: 014-143-069, 014-143-078  
TOTAL AREA: 83.61 AC  
EXIST. USE: VACANT/ AG  
PROPOSED USE: SINGLE FAMILY PUD, NEIGHBORHOOD COMMERCIAL  
FLOOD ZONE: X  
SEWER: CITY OF HANFORD  
WATER: CITY OF HANFORD  
STORM DRAIN: CITY OF HANFORD  
MIN. LOT 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	181 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: 37,100 SF
PHASE 5	120 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 120	RETAIL: 37,100 SF
TOTAL	650 UNITS	40' WIDE LOTS: 225	45' WIDE LOTS: 125	MULTI FAMILY UNITS: 300	RETAIL: 37,100 SF

VICINITY MAP

NOT TO SCALE



REVISIONS	DATE	BY	SCALE
1		BN	1"=100'-0"
2			
3			
4			

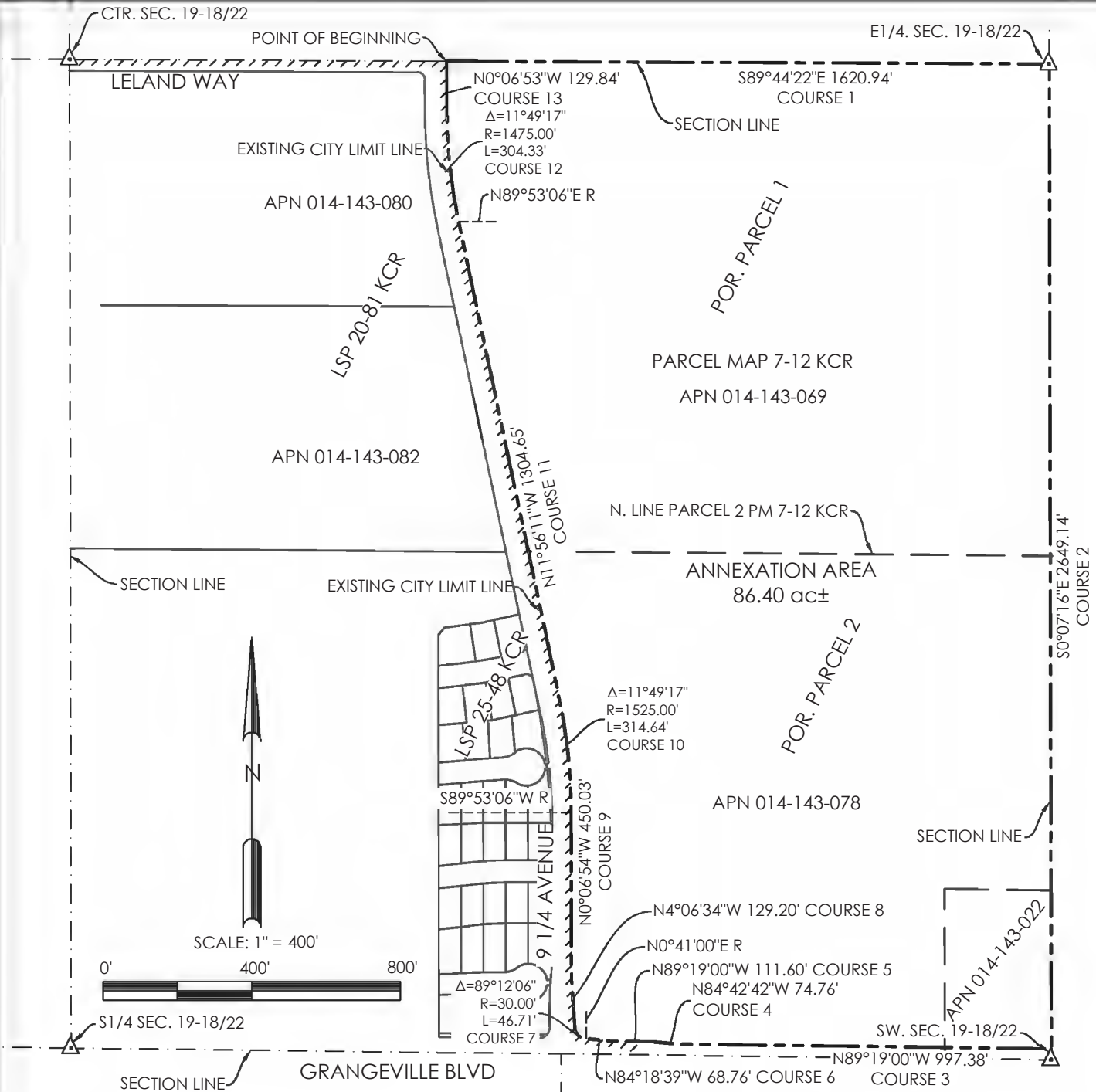
AWEngineering	810 WEST ACEQUIA AVENUE VISALIA, CA 93292 (559) 713-6139 awengineering09@gmail.com
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TENTATIVE SUBDIVISION MAP	COPPER RIDGE HANFORD CALIFORNIA
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SHEET	SITE
JOB NUMBER:	

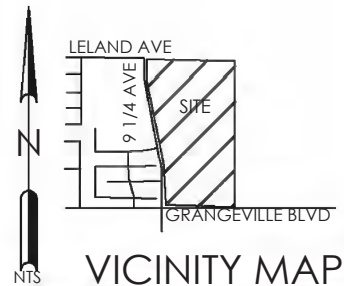


# Attachment 2



## 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 .....

**BLS**

Borum Land Surveying Inc.

WWW.BORUMLANDSURVEYING.COM

1445 W. GRAND AVENUE STE. C,

GROVER BEACH, CA 93433