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 # 2024121093

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.: 014-143-069-000; 014-143-078-000 | Section: 19 | Twp.: 18 | Range: 22 | Base: MDB&M
Within 2 Miles: State Hwy #: 198 | Waterways: People's Ditch
Airports: Hanford Municipal | Railways: San Joaquin Valley Railroad | Schools: Kit Carson Elementary; Hamilton Elementary

Document Type:

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

Local Action Type:

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

Development Type:

☒ Residential: Units 650 Acres 78.16
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 37700 Acres 5.45 Employees 25
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☐ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant and Agricultural Land; County Zoning AL-10; Low-Density Residential, Medium-Density Residential, Neighborhood Commercial

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

See attached.

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**".

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

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

Starting Date September 12, 2025 Ending Date October 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: DR Mata Consulting
Address: 6145 W. Cherry Ct.
City/State/Zip: Visalia, CA 93277
Contact: Darlene Mata
Phone: (559)799-2942

Applicant: N & M Tulare, LLC
Address: 1878 N. Mooney Blvd
City/State/Zip: Tulare, CA 93274
Phone: (559)799-6990

Signature of Lead Agency Representative: Gabrielle Myers **Date:** 09/12/2025

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

Project Description

Mitigated Negative Declaration for the Copper Ridge Residential and Commercial Project The proposed Project consists of the annexation of 141.85 acres for the proposed development of a 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 of the annexation area proposed to be developed over 5 phases. In order for the Project to be constructed, approval of the following entitlements is required:

- Annexation165: a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres).

- General Plan Amendment No. 0009-24: a request 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) for 83.61 acres of the project site.

- Prezone No. 0013-24: a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

- Tentative Subdivision Map 00012-24: a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site.

- Planned Unit Development No. 0037-24: a request 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.