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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 #: 2024121093

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.

View MMRP in document.

Revised September 2011

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

Department of Conservation: The Project site contains Prime Farmland, and Farmland of Statewide Importance as designated by DOC's Farmland Mapping and Monitoring Program, and a portion of the project site is subject to a Williamson Act contract.

Department of Toxic Substances Control raised concerns regarding contaminants from land formerly utilized for ag. crops. Requested the Lead Agency to identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property and recommended that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

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

Responsible Agency: Local Agency Formation Commission of Kings County
Trustee Agencies: San Joaquin Valley Air Pollution Control District

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.