

26-006

**Notice of Determination – 2025-73; 2024121093**

To: ☐ Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

☒ County Clerk  
County of Kings  
Kings County Government Center  
Hanford, CA 93230

From: City of Hanford - Gabrielle Myers, Senior Planner (559)585-2578  
317 North Douty Street  
Hanford, CA 93230

Subject: Filing of Notice of Determination in Compliance with Section 21108  
or 21152 of the Public Resources Code

Lead Agency: City of Hanford Responsible Agency: n/a

Project Title: Copper Ridge Mixed Use Project (ANX 165, GPA 0009-24, PRZ00  
13-24, TSM0012-24 [TT945], PUD0037-24)

Applicant: N&M Tulare, LLC  
1878 N. Mooney Blvd  
Tulare, CA 93274

Project Location – City: Hanford Project Location – County: Kings County

**Project Location** – The Project site is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). The additional Annexation Area encompasses 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018).

**Project Description:** **Annexation165** is 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** is 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 with a planned unit development overlay. **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 mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

This is to advise that the **City of Hanford City Council, Lead Agency**, has approved the above described project on **January 20, 2026** and has made the following determination regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
6. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
7. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

**ORIGINAL  
FILED**

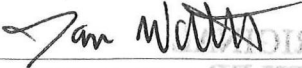
**JAN 27 2026**

**KRISTINE LEE  
KINGS COUNTY CLERK**

I declare, under penalty of perjury, that on the date below I posted a copy of this notice in the office of the County Clerk that said notice remained posted for 30 days.

Date 1/27/2026  
KRISTINE LEE, County Clerk Recorder  
By [Signature] Deputy

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, or Mitigated Negative Declaration is available to the General Public at City of Hanford, Community Development Department, 317 N. Douty Street, Hanford, CA 93230.

  
Jason Waters, Deputy City Manager

January 26, 2026  
Date

\_\_\_\_\_  
Date received for filing at OPR

JAN 27 2026

KRISTINE LEE  
KINGS COUNTY CLERK

I declare, under penalty of perjury, that on the date  
below I posted a copy of this notice in the office of  
the County Clerk that said notice remained posted  
for 30 days.  
Date: 1/26/26  
KRISTINE LEE, County Clerk Recorder  
By: \_\_\_\_\_ Deputy

Applicant Information:

Name: Barrett Nunley, L&M Tulare, LLC  
Address: 1878 N. Mooney Boulevard, Tulare, CA 93274  
Phone Number: (559)799-6990