

26-048

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

MAY 04 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. 5/4/26
Date _____
KRISTINE LEE, County Clerk Recorder
By Joh Pan Sarala Deputy

840-211

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
Jason Waters, Deputy City Manager

January 26, 2026
Date

Date received for filing at OPR

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: Jason Waters Deputy

Applicant Information:

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