

Notice of Completion & Environmental Document Transmittal

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SCH #

Project Title: Millennium Estats Residential ProjectLead Agency: City of HanfordContact Person: Gabrielle MyersMailing Address: 317 N. Douty StreetPhone: (559)585-2578City: HanfordZip: CACounty: Kings**Project Location:** County: KingsCity/Nearest Community: HanfordCross Streets: 12 1/2 Avenue (Aquifer Drive); Lacey BoulevardZip Code: 93230Longitude/Latitude (degrees, minutes and seconds): 36 ° 19 ' 27 " N / 119 ° 40 ' 57.8 " W Total Acres: 30.9Assessor's Parcel No.: 011-010-010Section: 34Twp.: 18SRange: 21EBase: MDB&MWithin 2 Miles: State Hwy #: 198Waterways: People's Ditch, SloughAirports: n/aRailways: Southern Pacific RailroadSchools: College of the Sequoias, Sierra Pacific High School, Hanf**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units 211 Acres 30.9☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Low-Density Residential; R-L-5**Project Description:** *(please use a separate page if necessary)*

see attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ 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
☒ Caltrans District # <u>6</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ 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
☐ 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
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date March 4, 2026 Ending Date April 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning, Inc.</u>	Applicant: <u>N & M Tulare, LLC</u>
Address: <u>113 N. Church Street, Suite 310</u>	Address: <u>1878 N. Mooney Blvd</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Tulare, CA 93274</u>
Contact: <u>Emily Bowen</u>	Phone: <u>(559)799-6990</u>
Phone: <u>(559)840-4414</u>	

Signature of Lead Agency Representative: *Gabrielle Myers* Date: 3/4/2026

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

Project Description

The Project Applicant intends to develop up to 211 single-family residential units on an approximately 30.9-acre site. Access roads, lighting, landscaping and other associated improvements will be constructed, per City Standards within the proposed Project site and along the future 12 ½ Avenue alignment (to be named Aquifer Drive). Construction will include the connection to City water, storm drain and sewer within the development with connection to existing lines in 12 ½ Avenue (to be named Aquifer Drive) and Millenium Way, along with other utilities such as electric and communication lines.

Entitlements needed to accommodate the proposed Project include a Tentative Subdivision Map and a Planned Unit Development to accommodate a variety of lot sizes and modified setbacks.

The proposed Project is consistent with the General Plan density of between two to ten units per acre in the Low Density Residential category. The proposed Project density is 6.82 units per acre.

Site Circulation

Vehicular access to the Project will be from future Millenium Way, which bisects the property and 12 ½ Avenue (to be named Aquifer Drive) to the east. Future connections have been provided to the north and west of the property. Each single-family residence will include a two-car garage.

Construction Phasing

The Project is anticipated to be developed in three phases over three years total.

Project Location

The Project site is located on the west side of the City of Hanford along 12 ½ Avenue approximately 0.18 miles south of the intersection of West Lacey Boulevard and 12 ½ Avenue. The Project lies in the northwest quarter of Section 34 of Township 18 South, Range 21 East, Mount Diablo Base Line and Meridian of the Hanford, California 7.5-minute USGS quadrangle.