

**Notice of Determination – 2026-12; SCH #2026030252**

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: Millennium Estates Residential Project (TT 949; PUD 47-25)

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

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

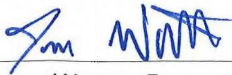
Project Location – The Project site is located south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) (APN 011-010-010-000)

Project Description: Tentative Tract 949: A request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211 unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district. Planned Unit Development No. 47-25: A request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision.

This is to advise that the **City of Hanford, Lead Agency**, has approved the above described project on **April 28, 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.

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.

  
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Jason Waters, Deputy City Manager

May 4, 2026  
Date

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Date received for filing at OPR

**Applicant Information:**

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