

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** HolidayInn Express Project

Lead Agency: City of Hanford

Contact Person: Gabrielle Myers

Mailing Address: 317 N Douty Street

Phone: (559)585-2578

City: Hanford

Zip: 93230

County: Kings

**Project Location:** County: Kings

City/Nearest Community: Hanford

Cross Streets: 12th Avenue and Hayden Avenue

Zip Code: 93230

Longitude/Latitude (degrees, minutes and seconds): 36 ° 18 ' 52.5 " N / 119 ° 40 ' 20.9 " W Total Acres: 1.450

Assessor's Parcel No.: 011-060-015-000

Section: 35 Twp.: 18

Range: 21

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 198

Waterways: People's Ditch

Airports: Hanford Municipal

Railways: Southern Pacific Railroad

Schools: Roosevelt Elementary School

**Document Type:**

- |  |  |                                    |  |
|--|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP             | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input checked="" type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec               | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec           | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation                                |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                             |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit                            |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Variance Request</u> |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____  |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____   |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____   |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____   |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: <u>Hotel, 86 Rooms, 3 employees (max working shift), 52,174 sq. ft.</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual     | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                          |
| <input checked="" type="checkbox"/> Agricultural Land    | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality                       |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical        | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                    | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste          | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption             | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous      | <input type="checkbox"/> Cumulative Effects                  |
| <input type="checkbox"/> Economic/Jobs                   | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

**Neighborhood Mixed Use**

**Project Description:** *(please use a separate page if necessary)*

General Plan Amendment No. 2021-02: A request to change the General Plan Designation on a 1.45-acre parcel from Neighborhood Mixed Use to Regional Commercial  
 Rezone No. 2021-10: A request to change the zoning on a 1.45-acre parcel from MIX-N Neighborhood Mixed Use to C-R Regional Commercial  
 Site Plan Review No. 2020-27: A request to construct a four-story, 86-room hotel on a parcel proposed to be zoned C-R Regional Commercial.  
 Conditional Use Permit No. 2021-05: A request to allow a hotel use on a property proposed to be zoned C-R Regional Commercial. The use of a hotel is a conditionally permitted use in the C-R Regional Commercial zone district.  
 Variance No. 2021-02: A request to deviate from Section 17.18.060 of the Hanford Municipal Code in order to exceed the 35-foot height maximum of the C-R Regional Zone District in order to permit a 50-foot high, four-story hotel on a parcel proposed to be zoned C-R Regional Commercial, and a request to deviate from Section 17.54.040 of the Hanford Municipal Code, in order to reduce the parking requirement for an 86-room hotel with three full-time employees (per shift) from 89 spaces to 86.  
 Location: The project is located on South 12th Avenue, south of Hayden Avenue, north of Hanford Armons Road (APN 011 060 015)

## Reviewing Agencies Checklist

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 6               | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # R5                       |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Energy Commission                   | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 4              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Health Services, Department of      | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date August 9, 2024 Ending Date August 23, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jagdish Patel</u>
Address: _____	Address: <u>8749 E Lacey BLVD</u>
City/State/Zip: _____	City/State/Zip: <u>Hanford, CA 93230</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Gabrielle Myers* Date: August 9, 2024

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