

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

SCH #

Project Title: Bonadelle Lacey Ave Residential 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: Southwest Corner of Lacey Boulevard and Aquifer Drive (12 1/2 Ave)

Zip Code: 93230

Longitude/Latitude (degrees, minutes and seconds): 36 ° 19 ' 35.6 " N / 119 ° 40 ' 57.6 " W Total Acres: 16.65

Assessor's Parcel No.: 011-010-003, -004, -005, -006, -007, -008, and 009

Section: 34

Twp.: 18S

Range: 21E

Base: MDB&M

Within 2 Miles: State Hwy #: 198

Waterways: People's Ditch, Slough

Airports:

Railways: Southern Pacific Railroad

Schools: 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 78 Acres 13.44☐ 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:**

County AL-10; Low-Density Residential and Medium-Density Residential Designation

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 # 6	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ 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 # 4	☐ 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	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date July 29, 2026 Ending Date August 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning, Inc.</u>	Applicant: <u>QK Debbie Cecile</u>
Address: <u>113 N. Church Street, Suite 310</u>	Address: <u>601 Pollasky Ave. Suite 301</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Clovis, CA 93612</u>
Contact: <u>Emily Bowen</u>	Phone: <u>(408) 506-9314</u>
Phone: <u>(559) 840-4414</u>	

Signature of Lead Agency Representative: Gabrielle Myers Date: July 24, 2026

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

Project Description:

The proposed Project includes an annexation, rezoning, and residential development on a 16.65-acre site immediately west of the City of Hanford.

The proposed Project site is within the City's Sphere of Influence and annexation is proposed for the entire 16.65-acre Project site, and includes Assessor Parcel Numbers (APN) 011-010-003, -004, -005, -006, -007, -008 and -009. APNs 011-010-007, -008 and -009 total 2.77 acres in size and are currently developed with rural residences. No development is proposed for these 2.77 acres.

A Tentative Subdivision Map is proposed for the remaining 13.88 acres, which would divide the site into 74 single family residential lots, ranging in size from 4,172 to 10,367 square feet square feet. Access roads, lighting, landscaping and other associated improvements will be constructed, per City Standards within the proposed Project site and along the future Aquifer Drive alignment along the eastern site boundary. Construction will include the connection to City water, storm drain and sewer within the development, along with other utilities such as electric and communication lines. Along with the Tentative Subdivision Map, a Planned Unit Development (PUD) may be required to allow for wider garage widths than the small-lot provisions of the City of Hanford's Municipal Code Sections 17.10.100 and 17.12.100 allow. The development of 78 single-family residential units is allowable under the current General Plan Land Use Designation and City of Hanford Zone District.