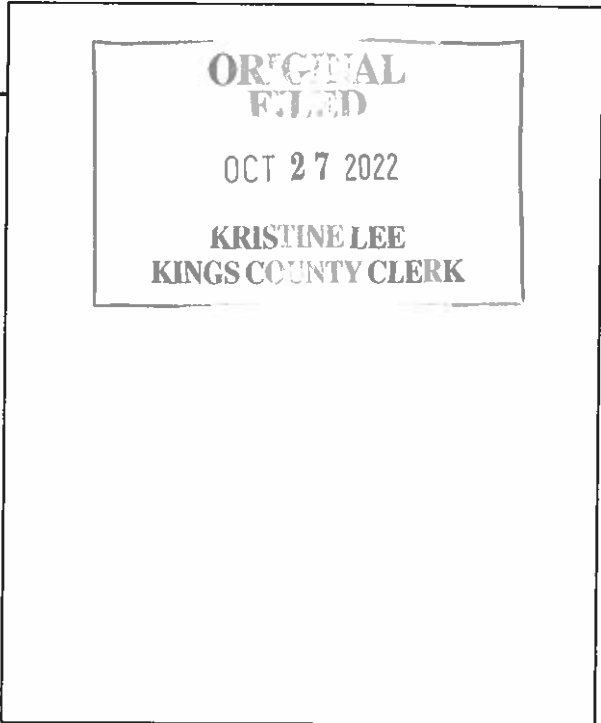


Notice of Exemption 2022-85



To: [] Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

[X] County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Tentative Parcel Map 2022-02; Planned Unit Development
2022-03

Project Location - Northwest corner of N. 10th Ave. and Fargo Ave.
(APN 007-110-053 and -054)

Project Location - City: Hanford Project Location - County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2022-02: a request to divide two
parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C:
0.54 acres) in the MX-N Neighborhood Mixed Use zone district; Planned Unit Development No. 2022-03: a request to
amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping
center in the MX-N Neighborhood Mixed Use zone district.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Sterling Management Company
220 Newport Center Drive #11-377
Newport Beach, CA 92660

Exempt Status: (check one)

- [] Ministerial (Sec. 21080(b)(1); 152698);
[] Declared Emergency (Sec. 21080(b)(3); 15269 (a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption: State type and section number: 15315 Minor Land Divisions
[] Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15315 of the
California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section
15315: project is a division of property in an urbanized area zoned for residential, commercial, or industrial use into four
or fewer parcels when the division is in conformance with the General Plan and zoning; no variances or exceptions are
required; all services and access to the proposed parcels to local standards are available; parcel was not involved in a
division of a larger parcel within the previous 2 years; and parcel does not have an average slope greater than 20%.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: Mark Manha Date: October 25, 2022 Title: Associate Planner

- [X] Signed by Lead Agency Date received for filing at OPR:
[] Signed by Applicant