

25-109

Notice of Exemption 2024-85

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
317 North Douty Street
Hanford, CA 93230

Project Title: Tentative Parcel Map 0008-24; Planned Unit Development
0040-24

Project Location – 1673 W. Lacey Blvd. (APN 011-060-037)

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 0008-24: a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district; Planned Unit Development No. 0040-24: a request to amend the master site plan for the Hanford Mall in order to create a new pad site with no street frontage for the construction of a shell drive-thru restaurant building and associated improvements in the C-R Regional Commercial zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Ken Vang, Vang Inc. Consulting Engineers
Address: 4010 N. Chestnut Diagonal Ste. 101, Fresno, CA 93726
Phone Number: (559) 770-9503

Exempt Status: (check one)
 Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269 (a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption: State type and section number: 15315 Minor Land Divisions; 15303 New Construction or Conversion of Small Structures
 Statutory Exemption. State code number:

Reasons why project is exempt:
See attached explanation.

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

Signature: Mark Manha Date: February 11, 2025 Title: Associate Planner

Signed by Lead Agency Date received for filing at OPR: _____
 Signed by Applicant

ORIGINAL
FILED
FEB 12 2025
KRISTINE LEE
KINGS COUNTY CLERK
[Signature]

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Sections 15315 and 15303 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%. Section 15303 states that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. With the division of the parcel into two new parcels, a restaurant in an urbanized area with a maximum floor area of 3,400 square feet on a site zoned for this use not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive will be constructed.