



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on Tuesday, September 12, 2023 at 5:30 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

**PROJECT DESCRIPTION AND LOCATION:**

**Annexation 162:** A request to annex 12.17 acres into the City of Hanford from the Kings County jurisdiction.

**Prezone No. 0001-23:** A request to prezone the land proposed to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the territory, Low-Density Residential.

**Tentative Tract 940 (Stonehaven):** A request, by D.R. Horton, to subdivide the 12.17 acres proposed to be prezoned R-L-5 Low-Density Residential into 82 single-family residential lots.

**Planned Unit Development No. 13-23:** A request to deviate from the standards of the Hanford Municipal Code, in order to utilize the small lot provisions of Section 17.10.100 to allow:

- Reduced lot sizes between 3,600 – 4,999 square feet
- Reduced lot widths
- Reduced lot depths
- Reduced setbacks
- Exception: No limitation on the width of the garage (standard regulation limits garage width to no more than 50% of the residence's frontage)

**Location:** The Project is located in the Hanford city limits in the City's southwestern portion. The project is located south of Hanford Armona Road, between 12<sup>th</sup> and 13<sup>th</sup> Avenues (APN011-040-030)

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

In addition, the initial study is available on the City of Hanford Website: <https://www.cityofhanfordca.com/1236/Current-Projects> and the Office of Planning and Research's CEQAnet web portal at <https://ceqanet.opr.ca.gov/>

**COMMENT PERIOD:** August 11 – September 11, 2023 [30-day comment period]

**PUBLIC COMMENT INVITED:** All interested parties are invited to submit written comment on the Mitigated Negative Declaration by September 11, 2023, and/or to appear at the hearing described above to present testimony, in regard to the above-listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle Myers at the above listed address.

If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

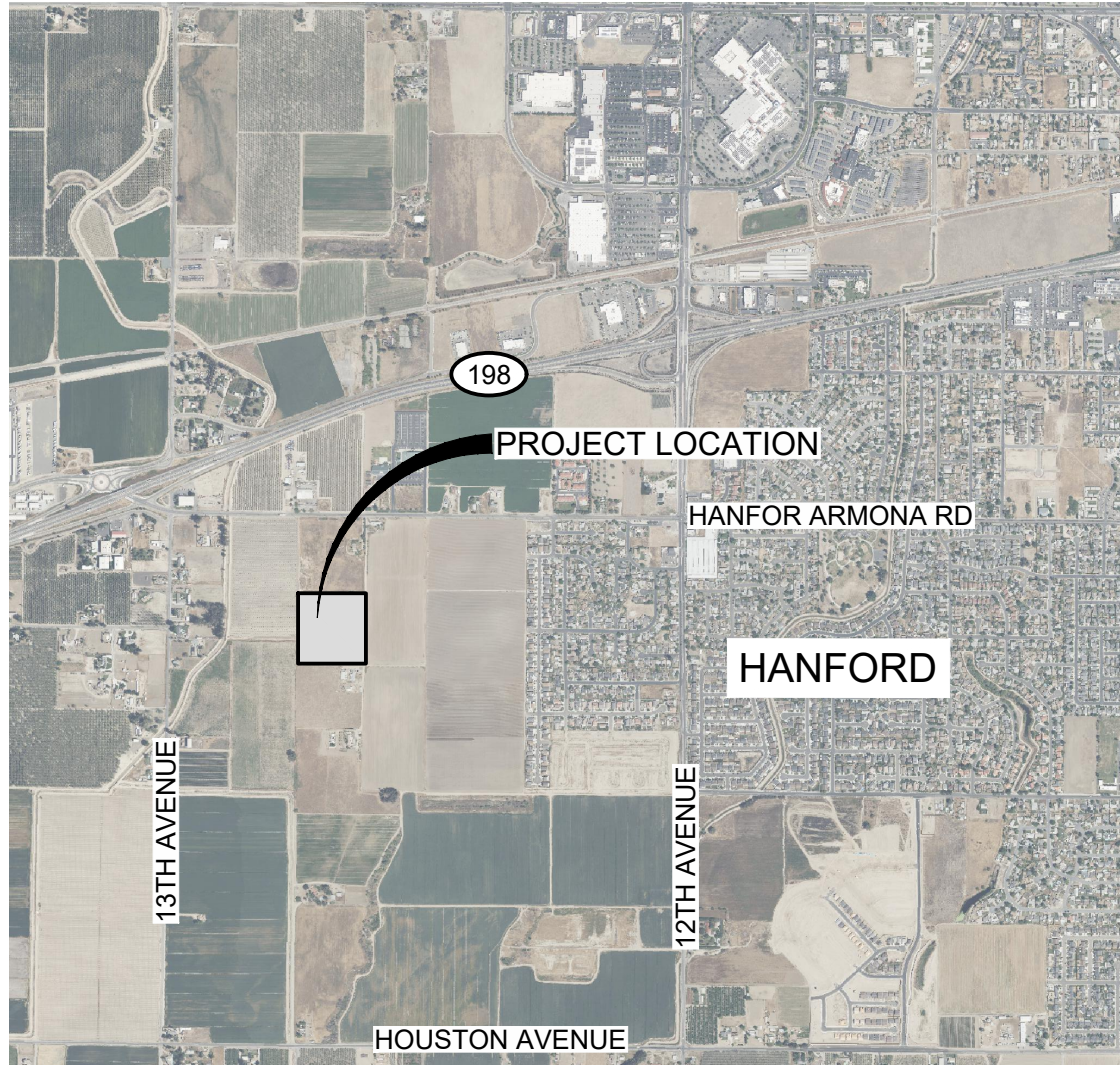
HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Figure 1. Project Location





DR HORTON HOMES  
HANFORD, CA  
STONEHAVEN  
TENTATIVE SUBDIVISON MAP



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

- APN: 011-040-030
- SITE AREA: 12.17 AC
- SITE DRAINAGE: COLLECTED IN BILLINGSLEY BASIN VIA CURB INLETS
- TRASH COLLECTION: CITY OF HANFORD
- SEWERAGE: CITY OF HANFORD
- WATER: CITY OF HANFORD
- NATURAL GAS: THE GAS COMPANY
- TELEPHONE: SBC
- POWER: SOUTHERN CALIFORNIA EDISON
- CABLE TV: CHARTER
- FIRE PROTECTION: CITY OF HANFORD FIRE DEPARTMENT
- FLOOD ZONE: X
- ZONING SETBACKS FOR R-L-5:
  - FRONT: 12 FEET FOR LIVING SPACE, AND 18 FEET FOR GARAGES
  - CORNER: 10 FEET
  - REAR: 10 FEET TO FIRST STORY; 15 FEET TO UPPER STORIES
  - INTERIOR SIDE: 5 FEET

SUBDIVIDER STATEMENT

- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- CURRENT ZONING: AE-20 (KINGS COUNTY TO BE ANNEXED INTO HANFORD)
- PROPOSED ZONING: R-L-5
- EXISTING USE: AGRICULTURE
- PROPOSED USE: LOW DENSITY RESIDENTIAL
- TOTAL LOTS: 82
- LOT AREA: 3,600 MIN/ 7,330 MAX
- DENSITY: 6.73 UNITS/GROSS AC
- STREET LIGHTING TO BE INSTALLED PER CITY OF HANFORD STANDARDS
- GROSS AREA: 12.17 ACRES.

LEGAL DESCRIPTION

THE SOUTH 11.81 ACRES OF THE WEST 25.08 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

FLOOD ZONE INFORMATION

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 06031C0195C, FOR COMMUNITY NO. 060086, KINGS COUNTY UNINCORPORATED AREAS, EFFECTIVE JUNE 16, 2009. THE PROPERTY LIES IN THE ZONE X AREA (UNSHADED).

SURVEY NOTES

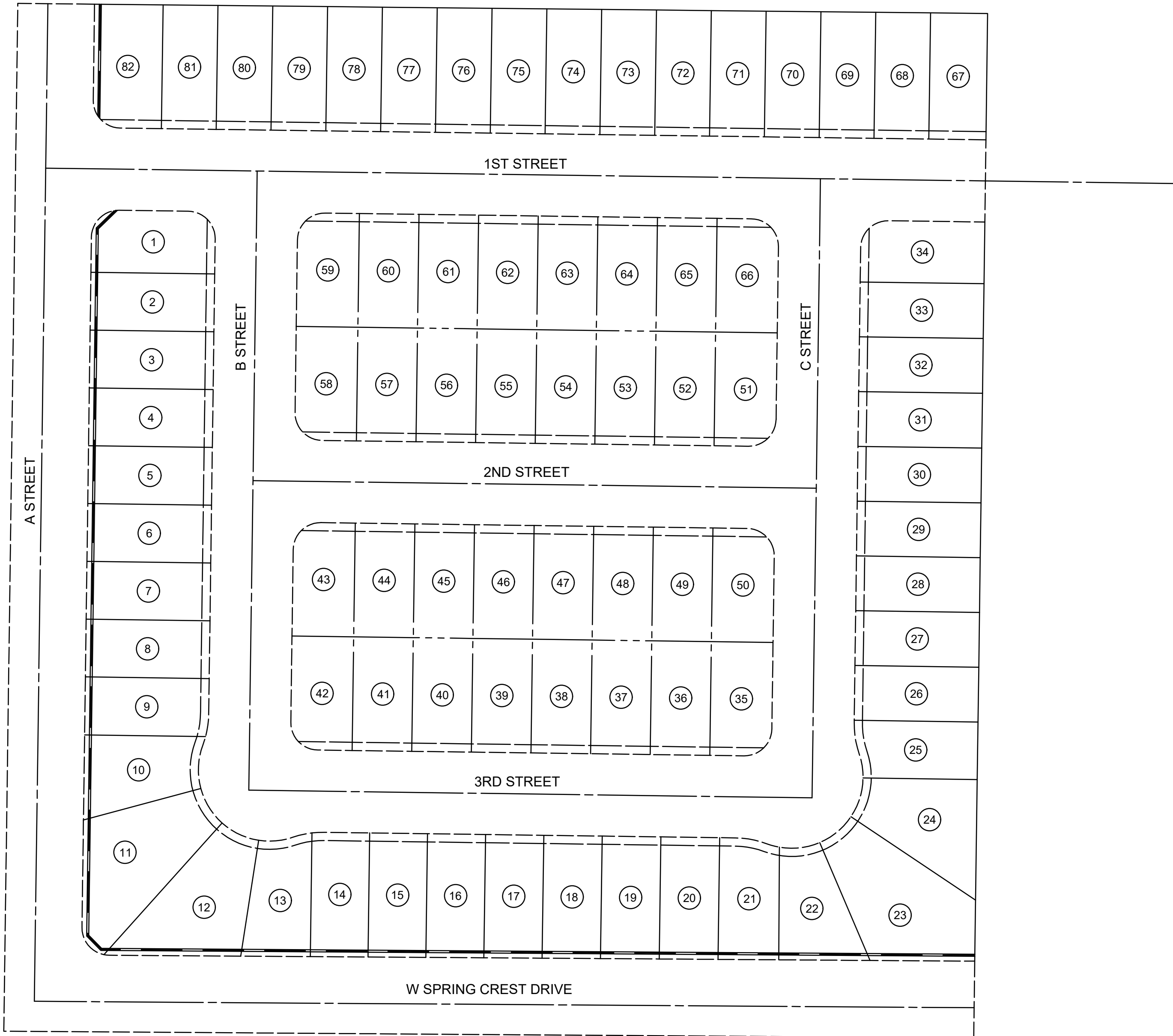
- TOPOGRAPHY SHOWN WAS COLLECTED BY PROVOST & PRITCHARD CONSULTING GROUP DURING A FIELD SURVEY CONDUCTED IN OCTOBER OF 2021.
- THE HISTORIC DEEDS FOR THE SUBJECT PROPERTY AND OTHER PROPERTIES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, T. 19 S., R. 21 E., M.D.B.&M., HAVE USED ACREAGE AND DIMENSION TOGETHER AND INTERCHANGEABLY FOR THE DESCRIPTION OF THE DIVISIONS OF THIS 1/4-1/4 SECTION, WITH DIMENSIONS APPEARING TO ALIGN WITH USE AND OCCUPATION AND REMAINING CONSISTENT IN DEEDS AND EASEMENTS BY AND BETWEEN THE LANDOWNERS, WHILE ACREAGE OF PARCELS IN LEGAL DESCRIPTIONS APPEAR TO BE APPROXIMATE ONLY.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 - 19/21, M.D.B.&M., TAKEN AS SOUTH 89°24'13" EAST, AS MEASURED BY RTK GPS OBSERVATIONS TIED TO LEICA SMARTNET REAL TIME NETWORK.

PROJECT BENCHMARK

CITY OF HANFORD BENCHMARK #173, A BRASS CAP 1 FOOT EAST OF EAST CURB RETURN AT SOUTHEAST RETURN OF THE INTERSECTION OF HANFORD-ARMONA ROAD AND GREENBRIER DRIVE.  
ELEVATION = 230.476' CITY OF HANFORD DATUM (2021)



SITE MAP  
1" = 60'

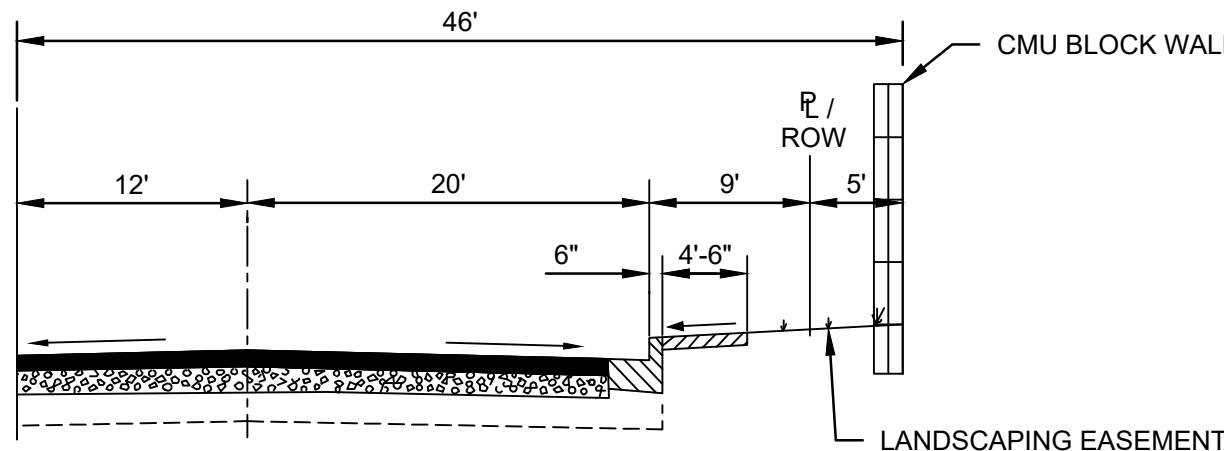
PROPERTY DIVISION CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY SHOWN IN THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER (OR AUTHORIZED AGENT OF THE LEGAL OWNER) OF THE PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF".

SIGNATURE

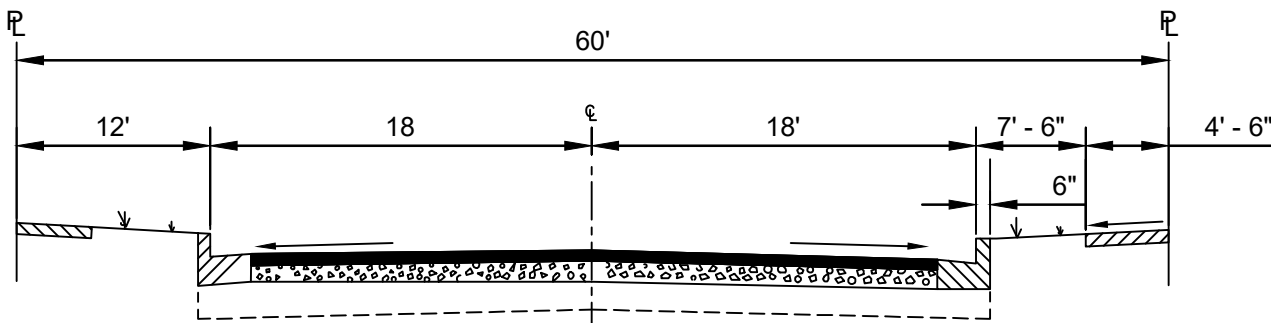
ADDRESS

CAPACITY



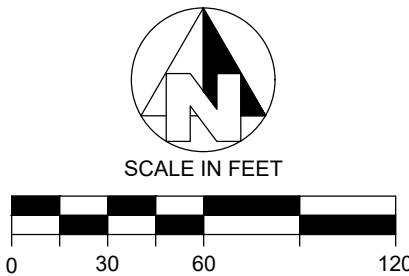
NOT TO SCALE  
PER CITY STD ST-26

SECTION 1 - MINOR COLLECTOR SECTION



NOT TO SCALE  
PER CITY STD ST-23

SECTION 2 - TYPICAL RESIDENTIAL SECTION



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No.	REVISION	BY	DATE

FOR  
REVIEW  
ONLY

STONEHAVEN  
TENTATIVE SUBDIVISION MAP  
DR HORTON HOMES  
HANFORD, CA

TTM  
COVER SHEET

EST. 1968  
**PROVOST & PRITCHARD**  
CONSULTING GROUP  
An Employee Owned Company  
455 W. FRAVILE  
CLOVIS, CALIFORNIA 93611  
5584462700 FAX 55844692715  
https://provostandpritchard.com

DESIGN ENGINEER:  
ADAM OJEDA  
LICENSE NO:  
C79842

DRAFTED BY:  
NJL

CHECKED BY:  
AAO

DATE: 5/9/2023

JOB NO: 159422003

PROJECT NO: 159422003

PHASE:

0 1"

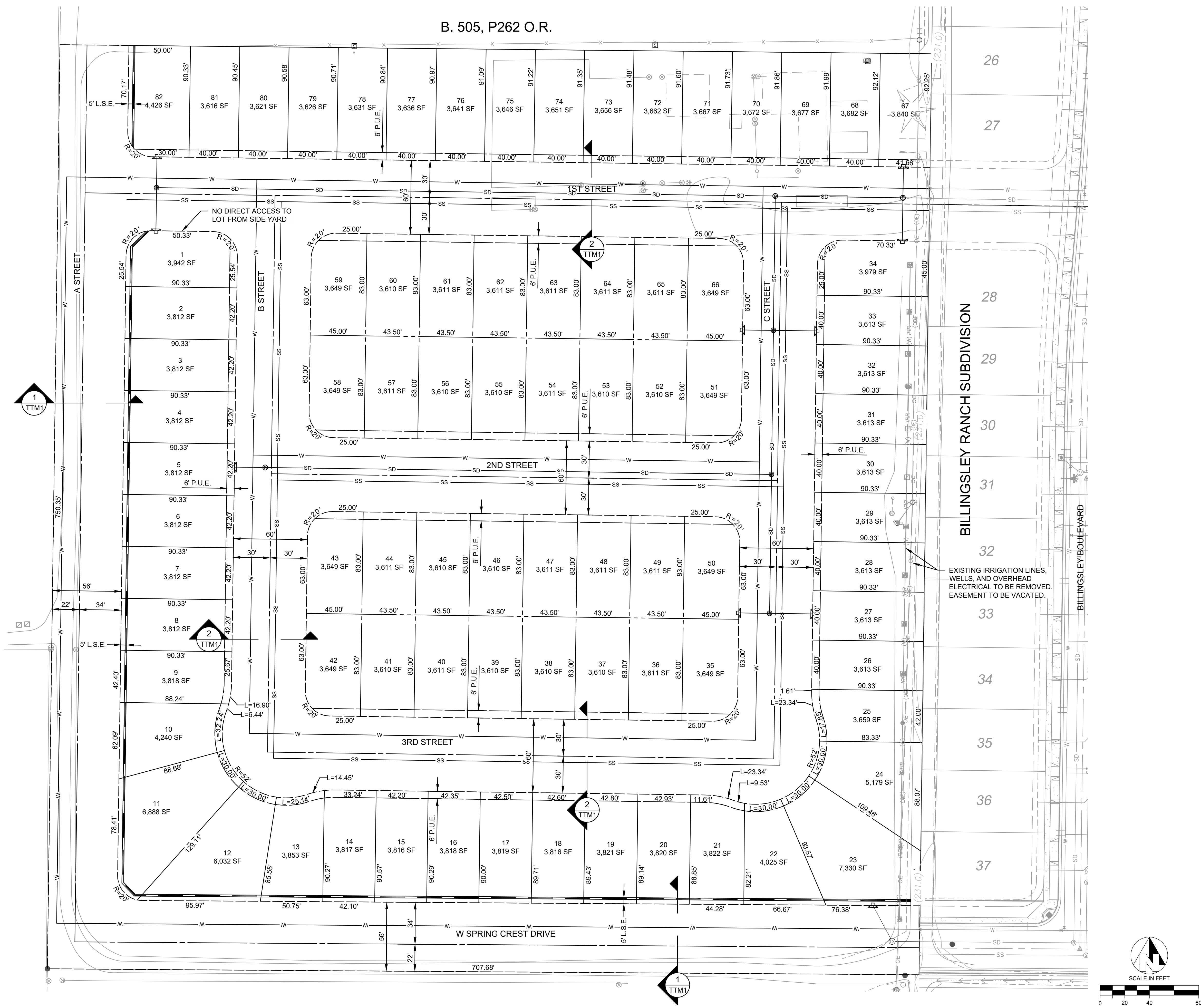
ORIGINAL SCALE SHOWN IS ONE  
INCH. ADJUST SCALE FOR  
REDUCED OR ENLARGED PLANS.

SHEET  
**TTM1**

1 OF 2



APN: 011-040-004



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FOR  
REVIEW  
ONLY

STONEHAVEN TENTATIVE SUBDIVISION MAP DR HORTON HOMES HANFORD, CA	TTM
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EST. 1968

**PROVOST &  
PRITCHARD**

**CONSULTING GROUP**

*An Employee Owned Company*  
455 W FIR AVENUE  
CLOVIS, CALIFORNIA 93611  
559/449-2700 FAX 559/449-2715

DESIGN ENGINEER:  
ADAM OJEDA  
LICENSE NO:  
C79842

DRAFTED BY: NJL	CHECKED BY: AAO
DATE: 5/9/2002	

JOB NO: 159422003

PROJECT NO: 159422003	
PHASE:	
0	1 <sup>st</sup>

ORIGINAL SCALE SHOWN IS C  
INCH. ADJUST SCALE FOR  
REDUCED OR ENLARGED PL

SHEET **TTM2**

2 OF 2

5/12/2023 7:47 AM G:\DR Horton - 1594\159422003-Stonehaven\300 CAD\340 Sheet Sets\08\_TTM\TTM2 TENTATIVE TRACT MAP.dwg - Nic Lowell