



CITY OF
HANFORD

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

NOTICE IS HEREBY GIVEN that on Tuesday, October 3, 2023 at 7:00 p.m., a public hearing will be conducted by the Hanford City Council 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 prezone 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 12th and 13th Avenues (APN011-040-030)

Planning Commission Recommendation: On September 12, 2023, the Planning Commission voted to recommend certification of Mitigated Negative Declaration No. 23-95 and approval of Prezone No. 0001-23, Tentative Tract 940, and Planned Unit Development 13-23 to the City Council. The Planning Commission found Annexation 162 consistent with the General Plan Policies L15 and L17 and recommended that an application be made with the Local Agency Formation Commission (LAFCo) of Kings County.

Mitigated Negative Declaration 23-95: 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/> The environmental document was made publicly available for a 30-day comment period from August 11 – September 11, 2023.

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by October 3, 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.

Figure 1. Project Location



