

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:** The Orchards at Gill Estates

Lead Agency: City of Kerman

Contact Person: Jerry Jones

Mailing Address: 850 South Madera Avenue

Phone: (559) 550-0829

City: Kerman

Zip: 93630

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Kerman

Cross Streets: West Nielsen Avenue/North Madera Avenue

Zip Code: 93630

Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 23.3 " N / 120 ° 3 ' 50.8 " W Total Acres: 40

Assessor's Parcel No.: 020-120-06, 020-120-03S

Section: 1

Twp.: 14 South

Range: 17 East

Base: MDB

Within 2 Miles: State Hwy #: 145, 180

Waterways: None

Airports: None

Railways: San Joaquin Valley Railroad

Schools: Kerman Unified School District

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 172 Acres 28.5☐ 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:**

Agriculture/AE-20, AL-20 (County)/Medium Density Residential, General Commercial

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 # _____	☐ 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 # _____	☐ 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 June 18, 2025 Ending Date July 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering, Inc.</u>	Applicant: <u>Lifetime Communities</u>
Address: <u>1234 O Street</u>	Address: <u>970 Reserve Drive, Ste. 135</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Roseville, CA 95678</u>
Contact: <u>Shin Tu</u>	Phone: <u>(916) 749-0967</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Digitally signed by Jerry Jones
Date: 2025.06.10 16:03:48-0700 Date: 6/10/25

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

Lifetime Communities (Applicant) proposed Annexation (ANX) 2023-03, Rezone/Prezone (REZ) 2023-03, General Plan Amendment (GPA) 2023-02, Tentative Parcel Map (TPM) 2024-01, and Tentative Subdivision Map (TSM) 2023-03 pertaining to two (2) parcels (APNs 020-120-06 and 020-120-03S) that total approximately 40 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue.

- ANX 2023-03 would annex two (2) parcels from the County of Fresno to the City of Kerman.
- GPA 2023-02 would amend the Kerman 2040 General Plan land use designation for portions of APN 020-120-06 from the General Commercial land use designation to the Mixed-Use land use designation (8.74 acres) and from General Commercial to Medium Density Residential (0.9 acres).
- REZ 2023-03 would pre-zone the Medium Density Residential land use designation portion of the Project Area (30.39 acres) to the Smart Development Combining District – Residential – minimum 3,500 square feet (SD-R-3.5) zoning district and the Mixed-Use land use designation portion of the Project Area (8.74 acres) to the Mixed-Use zoning district. The proposed zoning districts would be consistent with the underlying planned land uses.
- TPM 2024-01 would split the Project Area into two (2) parcels and one (1) remainder, including a 28.35-acre “Parcel 1” that would accommodate TSM 2023-03 (“Project Site”), an 8.74-acre “Parcel 2” on the east portion of APN 020-120-06 with no development proposed at this time, and a 2.04-acre “Remainder” on the northwest corner with an existing single-family residence.
- TSM 2023-03 would subdivide Parcel 1 of TPM 2024-01 (28.35 acres) into 172 single-family lots (6.1 dwelling units per acre) that range in size from 3,690 square feet to 5,914 square feet, in addition to five (5) outlots. Outlot A (6,862 sf.) and Outlot B (5,040 sf.) are proposed along the south of the subdivision for public landscaping purposes. Outlot C (66,926 sf.) is proposed in the center of the subdivision as a park. Outlot D (2,280 sf.) is proposed along Nielsen Avenue for public landscaping purposes. Outlot E (34,217 sf.) is proposed on the northeast corner of the site as a stormwater basin. The Project also proposes an internal network of local streets and sidewalks with one (1) point of ingress/egress to Nielsen Avenue, one (1) point of ingress/egress to the northern property (APN 020-120-11), two (2) points of ingress/egress to the west, two (2) points of ingress/egress to Parcel 2, and one (1) point of ingress/egress to the south of the Project site. Currently, a road is being built along the southern boundary of the site that will provide access of the south ingress/egress to Madera Avenue.