

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: The Orchards at Gill Estates

Lead Agency: City of Kerman Community Development Department

Contact Name: Jerry Jones

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Phone Number: (559) 550-0829

Project Location: Kerman California, Fresno County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

See attached.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Agriculture and Forestry Resources: AG-1 (reduce conflicts between urban and agricultural uses)

Biological Resources: BIO-1 (San Joaquin kit fox avoidance)

Cultural Resources: CUL-1 (historic and prehistoric archaeological resources)

Geology and Soils: CUL-1 (historic and prehistoric archaeological resources)

Greenhouse Gas Emissions: GHG-1 (electric vehicle charging Tier 2)

Hazards and Hazardous Materials: HAZ-1 (asbestos survey), HAZ-2 (lead-based paint inspection), HAZ-3 (agricultural pesticides)

Noise: NOI-1 (exterior noise levels), NOI-2 (acoustical analysis), NOI-3 (best management practices)

Tribal Cultural Resources: CUL-1 (historic and prehistoric archaeological resources)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

City of Kerman

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.