



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
E202510000142
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF KERMAN	LEAD AGENCY EMAIL	DATE 06/11/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000142	

PROJECT TITLE
ANNEX, REZONE/PREZONE (REZ) 2023-03 GEN. PLAN AMEND. (GPA) 2023-02, TENT. PARCEL MAP (TPM) 2024-01 & TSM 2023-03

PROJECT APPLICANT NAME CITY OF KERMAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 550-0829
PROJECT APPLICANT ADDRESS 850 S MADERA AVE	CITY KERMAN	STATE CA
		ZIP CODE 93630

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	<u>0.00</u>

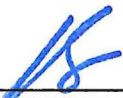
- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash Credit Check Other NOI

TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Pricilla Gonzalez Deputy Clerk
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COMMUNITY DEVELOPMENT
Jerry Jones, Director

Mayor – Maria Pacheco
Mayor Pro Tem – Gary Yep
Council Members
Raj Dhaliwal
Berdie Hall
Ismael Herrera



850 S. Madera Avenue
KERMAN, CA 93630

Phone: (559) 550-0829
www.cityofkerman.net

FILED
JUN 11 2025
TIME 1:30 pm

FRESNO COUNTY CLERK
By _____ DEPUTY

June 11, 2025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Orchards at Gill Estates Residential Project

NOTICE IS HEREBY GIVE that the City of Kerman (City), as the Lead Agency for the Project, has prepared and intends to adopt a Mitigated Negative Declaration for the proposed Project consisting of an Annexation, Rezone/Prezone, General Plan Amendment, Tentative Parcel Map, and Tentative Subdivision Map, pertaining to two parcels that total approximately 40 acres. The complete Project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration (MND). The MND has concluded that no significant environmental impacts will occur as a result of the Project.

Project Title: 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.

Applicant/Agent: Lifetime Communities

Project Location: The Project site is in the jurisdiction of the City of Kerman, Fresno County, California. The site is located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue, consisting of two (2) parcels that total approximately 40 gross acres. The site is identified by the Fresno County Assessor as Assessor’s Parcel Numbers (APNs) 020-120-06 (20 acres) and 020-120-03S (20 acres). The site is a portion of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian.

Project Description: 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.

Reasons for Mitigated Negative Declaration: The Initial Study has identified significant, adverse environmental impact(s) that may occur because of the project, though with mitigation the impacts will be reduced to a level that is less than significant.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the Mitigated Negative Declaration must be sent at the earliest possible date *but not later than 20 days* after receipt of this notice. The review period for the Mitigated Negative Declaration will be from June 18, 2025 to July 9, 2025. Copies of the Mitigated Negative Declaration can be reviewed at the City of Kerman, 850 S. Madera Ave., Kerman, CA 93630 or online at <https://cityofkerman.net/175/Planning-Projects>.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the City of Kerman Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law. Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Community Development Department – Planning Division within the review period, or to the Planning Commission during the public hearing.