

Notice of Determination

E202510000299

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Fresno
 Address: 2220 Tulare St
 Fresno, CA, 93721

From:

Public Agency: City of Kerman
 Address: 850 S Madera Ave
 Kerman, CA 93630
 Contact: Jerry Jones
 Phone: (559) 550-0829

Lead Agency (if different from above) NOV 12 2025

Address: FRESNO COUNTY CLERK

Contact: By [Signature] DEPUTY

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH No. 2025060904

Project Title: The Orchards at Gill Estates

Project Applicant: Lifetime Communities

Project Location (include county): City of Kerman, County of Fresno

Project Description:

See attached Project Description. The General Plan Amendment and CEQA Determination were approved by Council.

This is to advise that the City of Kerman has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 10/22/25 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Kerman, 850 South Madera Avenue, Kerman, CA, 93630

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 11/7/25 Date Received for filing at OPR:

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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 8,987 square feet, in addition to five (5) outlots. Outlot A and Outlot B are proposed along the southern boundary of the subdivision for nine (9) foot landscape. Outlot C is proposed at the center of the subdivision as a park. Outlot D is proposed on the northwest corner of the site as a stormwater basin. Outlot E is proposed on the southeast corner of the site for public utility and pedestrian access purposes. The Project also proposes an internal network of public streets and sidewalks with one (1) point of ingress/egress to West Nielsen Avenue, one (1) point of ingress/egress to the south at the extension of North First Street, which connects to a roadway that is being built along the southern boundary of the site, three (3) stub streets connection to future development of the surrounding area, including two (2) points of ingress/egress to the west (i.e., APNs 020-120-17s and 020-120-28S), and one (1) point of ingress/egress to the north (i.e., APN 020-120-11).