

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)

Address:

Contact: By [Signature]

Phone:

FILED

NOV 12 2025

TIME 11:04am

FRESNO COUNTY CLERK

DEPUTY

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 described project.

- 1. The project [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] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was] adopted for this project.
5. A statement of Overriding Considerations [was not] adopted for this project.
6. Findings [were] 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:

E202510000299

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).



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: E202510000299
STATE CLEARINGHOUSE NUMBER (if applicable) 2025060904

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF KERMAN	LEAD AGENCY EMAIL	DATE 11/12/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000299	
PROJECT TITLE THE ORCHARDS AT GILL ESTATES		

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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>2,968.75</u>
<input 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 checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,018.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Munoz Deputy Clerk
---	--

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2025021442
11/12/2025 11:03 AM
CCR571949 jmunoz

Description	Fee
EIR - Negative Declaration	
Time Recorded: 11:03 AM	
Recording Fee:	\$2,968.75
<hr/>	
Total Amount Due	\$2,968.75
<hr/>	
Total Paid	
Credit Card	\$2,968.7
#332911268	
Amount Due	\$0.00

E202510000299

THANK YOU
PLEASE KEEP FOR REFERENCE

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2025021443
11/12/2025 11:03 AM
CCR571949 jmunoz

Description	Fee
EIR Administrative Fee	
Time Recorded: 11:03 AM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card	\$50.00
#332911268	
Amount Due	\$0.00

E202510000299

THANK YOU
PLEASE KEEP FOR REFERENCE