

City of Kerman: Updated Notice of Public Hearing, and Notice of Intention to Adopt a Negative Declaration / Notice of Availability

Notice is Hereby Given that the Planning Commission the City of Kerman, California will hold a public hearing at a special meeting to be held at 6:30 p.m., Tuesday, May 5, 2020 at the City Hall Council Chambers, 850 S. Madera Avenue, Kerman, California, to consider the following:

1. A recommendation to the City Council regarding approval of Tentative Parcel Map No. 2019-01, for a Commercial Parcel Reconfiguration Project proposed by Omni Land Development, LLC., generally located south of west Whitesbridge Avenue/State Route 180, between South Vineland and Goldenrod Avenues. (Project.)
2. A recommendation to the City Council regarding the certification of a Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the Project.

Notice is Further Given: The City of Kerman (City) is the Lead Agency for the Project and has prepared a Negative Declaration on a proposed 29.57-acre commercial parcel reconfiguration. The complete Project description, location and the potential environmental effects are contained in the Negative Declaration (ND). The ND has concluded that no significant environmental impacts will occur as a result of the Project.

Project Title: Negative Declaration for Tentative Parcel Map No. 2019-01 Commercial Parcel Reconfiguration

Project Location: The City of Kerman is located in Fresno County, just south of SR 180 and is bisected by SR 145. The proposed Project lies south of west Whitesbridge Avenue/State Route 180. West Stanislaus Avenue is the nearest road bordering the site to the south, south Vineland Avenue is the nearest to the west, and south Goldenrod Avenue is the nearest to the east. (See diagram.) The site is approximately 29.57 acres in size and occupies Assessor's Parcel Numbers: 023-220-034-S (portion) and 023-220-035-S (portion).



Project Description: The Project Applicant is seeking approval and processing of Tentative Parcel Map No. 2019-01, which consists of a site reconfiguration and parceling of 29.57 acres of commercially designated land within the City limits of Kerman, CA. The site occupies portions of two parcels and is proposed for subdivision into six (6) parcels with one (1) remainder lot as follows: Parcel A: 5.41 acres; Parcel B: 1.39 acres; Parcel C: 1.39 acres; Parcel D: 1.08 acres; Parcel E: 1.40 acres; Parcel F: .66 acres and Remainder lot: 18.24 acres for a total of 29.57 acres.

Each parcel will retain the underlying (existing) General Plan designation (Regional Commercial) and zoning designation (General Commercial). The reconfiguration and parceling of the land is intended to serve future buildout of the site, however, it should be noted that no commercial development applications have been submitted to the City related to this site. As such, this CEQA document does not analyze buildout of the commercial parcels, rather it serves as the CEQA evaluation related only to the reconfiguration and parceling of the site. The site has already been contemplated by the City's General Plan for commercial development and was assumed as such in the General Plan Environmental Impact Report (EIR). However, individual future developments associated with the Project site may require individual site-specific CEQA analysis in accordance with CEQA Guidelines and at the direction and discretion of City of Kerman staff.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the 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 Negative Declaration will be from April 15, 2020 to May 5, 2020. Copies of the Negative Declaration can be reviewed at the City of Kerman, 850 S. Madera Ave., Kerman, CA 93630, or on the City's website at <http://cityofkerman.net/development-projects/>.

Please send your comments to Olivia Pimentel by email to opimentel@cityofkerman.org or by phone: (559) 846-9386. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised during the public comment described in this notice prior to the close of the public comment period.

Planning Commission Consideration: The Kerman Planning Commission intends to consider recommending the Negative Declaration and Tentative Parcel Map No. 2019-01 for City Council approval on:

Date: **Tuesday, May 5, 2020**
Time: **On or after 6:30 p.m.**
Location: **Kerman City Hall**
850 S. Madera Ave.
Kerman, CA 93630

DUE TO COVID-19, ANY PUBLIC COMMENTS WILL BE ACCEPTED BY EMAIL OR BY PHONE ONLY. EMAILS CAN BE SENT TO OLIVIA PIMENTEL, ASSISTANT PLANNER AT opimentel@cityofkerman.org, OR CALL (559) 846-9386 FOR ADDITIONAL INFORMATION. PLEASE SEE SPECIFIC DETAILS AS TO HOW TO PARTICIPATE DURING THE PLANNING COMMISSION, INCLUDING BY TELEPHONE, IN THE AGENDA FOR THE MEETING.