

NOTICE OF PUBLIC HEARING
and
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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., Monday, June 1, 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 General Plan Amendment No. 2020-01, Rezone No. 2020-01, Planned Development No. 2020-01, and Vesting Tentative Tract Map 6302, for a 104-unit single-family residential development and associated improvements 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 Mitigated Negative Declaration No. 2020-01, 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 Mitigated Negative Declaration for the proposed Project consisting of a 104-unit residential development on approximately 20.38 acres on land. 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.

CEQA Project Title: Mitigated Negative Declaration for the Tract 6302 Residential Project

Project Location: The proposed Project lies south of west Whitesbridge Avenue/State Route 180. (See diagram.) 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. The proposed 104-lot single-family residential subdivision will be located on 20.38 acres of currently vacant land, assigned Assessor's Parcel Numbers 023-220-34S, -35S, -23S and -51S.

Project Description: The Project consists of General Plan Amendment No. 2020-01, Rezone No. 2020-01, Planned Development No. 2020-01, and Vesting Tentative Tract Map 6302 to allow for the construction and operation of a new 104-unit single-family residential development and associated improvements.

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*



30 days after receipt of this notice. The review period for the Mitigated Negative Declaration will be from April 29, 2020 to May 29, 2020. Copies of the Mitigated Negative Declaration can be reviewed at the City of Kerman, 850 S. Madera Ave., Kerman, CA 93630 or online 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 Recommendation: The Kerman City Planning Commission intends to make a recommendation to the City Council on General Plan Amendment No. 2020-01, Rezone No. 2020-01, Planned Development No. 2020-01, Vesting Tentative Tract Map 6302, and the Mitigated Negative Declaration on:

Date: Monday, June 1, 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. AGENDAS CAN BE FOUND AT <http://cityofkerman.net/planning-commission-meeting-agendas-minutes/>