

DEVELOPMENT NEWS

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SPECIAL POINTS OF INTEREST:

- Welcome new Planning Commissioners Mr. Louie Garcia and Mr. Michael L. Lopez
- Thanks to outgoing Planning Commissioners Anthony Pereira and Paul Green, Jr.
- Fast Fact: Kerman has a population of 13,591

NEW CITY HALL IN THE WORKS

Kerman City Hall will be undergoing a major remodel and expansion to better serve the community.

The project will transform the former city hall into a 11,000 square foot state-of-the art facility that will include new council chambers, administrative, finance and city clerk offices. The city used the firm of SIM Architects to design the new city hall.

The new city hall will also enhance the overall image of the

downtown area.

The project is funded by lease revenue bonds issued by the city in 2007. The cost of the city hall remodel and expansion is \$2.4 million.

The city awarded the project to BVI Construction. BVI began work on the project in February 2008. The project is expected to be completed in December 2008.

City hall was temporarily relocated to a city-owned building down the street located at 942

S. Madera Avenue, which will be the future home of the Planning & Building Department.

Mayor Trinidad Rodriguez said that “the City Council is looking forward to the new city hall. Kerman is a growing community and the new city hall is designed to support that growth well into the future”.

The city hall remodel and expansion project is just another example of the city’s commitment to improving public facilities as the city grows.



KERMAN NEIGHBORHOOD SHOPPING CENTER COMING SOON

The City of Kerman is pleased to report that a new retail shopping center is proposed at the southeast corner of Whites-bridge and Madera Avenues.

The Kerman Neighborhood Shopping Center will feature nine separate buildings totaling 75,591 square feet of retail

space on 8.47 acres.

The center will be anchored by a yet-to-be named pharmacy. The broker, Grub & Ellis, is marketing the center to various national tenants.

The developer anticipates getting started on the first phase of the project this summer.



Artist's rendering of the Kerman Neighborhood Shopping Center

For lease information, contact: Sean Mele at 559.447.6235

PEBBLE BROOK VILLAGE—OLD MEETS NEW

Kerman’s newest townhouse project, Pebble Brook Village, is reminiscent of a European Village replete with cobblestone entry, a winding road through the interior, private balconies, attached garages, lush landscaping, community room with pool and spa.

The project is Kerman’s answer to smart development. Pebble Brooke Village was developed on an a 5 acre in-fill lot that had been vacant

for some time. The project is compact having a density of 16.4 units to the acre, and it is situated adjacent to existing single-family homes, an elementary school and a neighborhood park.

The developer, Mr. Ken Boyd, President of the Boyd Company, spared no expense in developing the project. The units come with standard features such as granite countertops in the kitchen

and bathroom vanities, cast iron sinks, raised-panel cabinets, Italian marble floors throughout, laundry rooms and fiber optics for high speed telecommunications.

The project expands the choice of housing in Kerman for those who aren’t ready to buy a home or simply prefer townhouse living.

Pebble Brook Village is a showcase development.



Pebble Brook Village

- Luxury suites with privacy patios
- Community building
- Swimming pool & spa
- Recreation room

For rental information, call (559) 842-8500

KERMAN TO EXPAND SPHERE OF INFLUENCE BOUNDARY

The City of Kerman completed a comprehensive update of it’s General Plan in 2007 that included a new Sphere of Influence (SOI) to accommodate growth through the year 2027.

The General Plan estimates that the city’s population is expected to increase between 26,631 and 40,561 over the next 20 years based on historical growth rates.

The proposed SOI includes a total of 6,074 acres for future urban development. The SOI contains three primary growth areas that focus new growth to the west, east and north. The SOI limits industrial and service commercial development to the south of California Avenue.

The proposed SOI is important to Kerman’s future because the existing SOI con-

tains limited acreage to accommodate growth. Furthermore, there is virtually no in-fill lots available for development with the current SOI.

The city intends to file an application with Fresno LAFCo this year to expand its Sphere of Influence.

The proposed SOI expansion is modest given Kerman’s historical growth rates.

“Kerman has been one of the fastest growing cities in the County. The city grew 8.43% per year between 2000 and 2007.”

AUTUMN RIDGE SENIORS LIVING PROJECT APPROVED

The Planning Commission recently approved the first ever residential care facility in Kerman. The Autumn

Ridge Assisted Living Facility will provide 24-hour assisted living care, as well as memory loss program for residents

diagnosed with Alzheimer’s Disease and other related dementias. Trinity Retirement Services, Inc., will construct

and manage the 24 bed facility on a 1.94 acre site.

The proposed facility will be a single-story building consisting of 27, one bedroom apartments, private studios, and shared suite arrangements.

The project will also result in the creation of 18 part-time and full-time jobs.



SMART GROWTH—KERMAN’S ANSWER TO GOOD PLANNING

Smart growth is a set of guiding principals and planning practices that create more efficient land use and transport patterns in an effort to prevent urban sprawl and preserve strategic farmland and other open space.

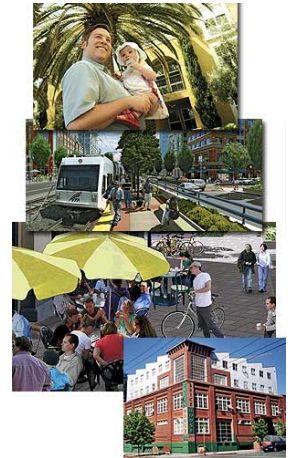
The City of Kerman has committed to these principles by adopting a smart growth ordinance that would allow developers to increase densities in exchange for quality develop-

ments that include a mix of housing, enhanced architectural design, and well placed parks and open space to encourage more walking and less vehicle trips.

Kerman has approved three projects under the smart growth ordinance. One is under construction and the other two are in the development phase. These projects provide for increased densities and a mix of housing

type, from single-family detached to condominiums and townhomes.

Although not all future projects will be processed under the smart growth ordinance, the city believes that the ordinance will provide developers with an alternative to conventional subdivision design to create more vibrant and walkable neighborhoods using less land.



Smart growth emphasizes efficient land use, walkable neighborhoods, improved development design, and preservation of natural resources.

CONSTRUCTION ACTIVITY HOLDS STEADY

The City of Kerman, despite the downturn in the housing market, continues to issue building permits for single-family homes. Kerman has issued 55 new single-family permits from July 1, 2007 through the first quarter of 2008.

The building division anticipates that additional permits will be pulled in the next few months as builders re-tool

their product and adjust price points to encourage sales.

With the growth in housing over the past few years, there is more and more interest in retail developments. For example, the approved Kerman Neighborhood Shopping Center is expected to begin construction in the summer of 2008. This center will add 75,591 square feet of retail space.

There are a few other retail developments being considered that the city hopes will add to the communities retail base.

These commercial project are important to the community both from a sales tax standpoint and from the standpoint of having residents shop locally rather than driving into Fresno/Clovis.

Building Activity:

- 55 single-family permits issued (FY 07-08)
- 9 single-family permits issued in first quarter, 2008
- Total value of construction for FY 07-08 equals \$10,429,647

COMMUNITY CHOICE—SAN JOAQUIN VALLEY POWER AUTHORITY

The City of Kerman is one of the founding members of the San Joaquin Valley Power Authority (SJVPA).

The SJVPA is a joint powers authority between 11 cities, one county and the Kings River Conservation District which is designed to develop, buy and transmit electrical power to the members.

The SJVPA estimates that it would be able to provide electricity at approximately 5% less than current rates.

The SJVPA was created in response to the utility deregulation approved by the state legislature in 2002. The state, under Community Choice Aggregation, permits any city, county or joint pow-

ers authority to aggregate electric power for purchases.

The Kings River Conservation District will manage the Community Choice program for the newly formed SJVPA.

Although significant progress has been made, the SJVPA has several hurdles to overcome.



www.communitychoice.info

The San Joaquin Valley Power Authority includes the cities of Kerman, Sanger, Selma, Clovis, Dinuba, Hanford, Kingsburg, Parlier, Reedley, Lemoore, Corcoran & Kings County.

Visit us on the Web at:

www.cityofkerman.org

**CITY OF KERMAN
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Joe Castro—Inspector
Domingo Zapata—Code Enforcement/Animal Control

Other Notable Projects:

- Kerman welcomes Kansas City based **Midland Metal Manufacturing, Inc.** to the community. Kerman will be home for the company's west coast distribution point for their brass, steel, iron, plastic fittings and valves.
- **Valley Health Team** completed construction of a new 4,871 square feet medical office building in Downtown Kerman.
- **United Health Centers, Inc.** plans major tenant improvements to their medical office building in Downtown

CITY COUNCIL

Trinidad M. Rodriguez
Mayor

Richard Stockwell
Mayor Pro Tem

Charlie Jones
Council Member

Kanwaldeep (Raj) Dhaliwal
Council Member

Jack Sidhu
Council Member

PLANNING COMMISSION

Robert Epperson
Chairperson

Mike Arabian
Vice-Chairperson

Kevin Nehring
Commissioner

Bob Felker
Commissioner

Mark Haist
Commissioner

Louie Garcia
Commissioner

Michael L. Lopez
Commissioner

WHERE "COMMUNITY COMES FIRST"



Carl's Jr. opens in Kerman. The fast-food franchise renovated an existing building along Whitesbridge. The menu features items from the Green Burrito.



Kerman to soon go wireless. Kerman Telephone plans to install a Wireless Mesh Network that would provide broadband wireless internet access citywide.



Earl and Jane Giacolini donated 13-15 acres to the city for a future park on the southeast part of town. The Council accepted property pending survey, title & environmental work.

WASTEWATER TREATMENT FACILITY EXPANSION PLANNED

The City of Kerman, Public Works Department, is planning for major upgrades to the Wastewater Treatment Facility in order to improve efficiencies and expand treatment capacity.

The improvements will increase the treatment capacity of the WWTF from 1.3 million gallons a day to 2.0 million gallons a day. This will allow the city to accommodate future growth through the year 2016.

The WWTF expansion project is estimated to cost \$6.0

million. The city intends to finance a majority of the project's costs with funds from the California Water Resources Board Revolving Loan Fund.

The city has submitted a pre-application for state revolving loan funds and is on the priority list for funding. Construction of the project is tentatively scheduled for Spring of 2009.

The WWTF expansion will consist of improvements to the headworks, new Biolac system, clarifiers, sludge

digester and drying ponds, and septic storage tank.

Ken Moore, the Public Works Director, stated that "the WWTF expansion project is a necessary capital investment for the City of Kerman. We need to expand the facility not only to comply with state requirements, but, more importantly, provide for future growth."

With the expansion of the WWTF, the City of Kerman can serve a population of approximately 20,279.



WWTF Clarifiers

- Estimated Cost: \$6.0 million
- Construction Schedule: Spring 2009
- Funding: California Water Resources Board Revolving Loan Fund
- Capacity: Increase treatment from 1.34 mgd up to 2.0 mgd