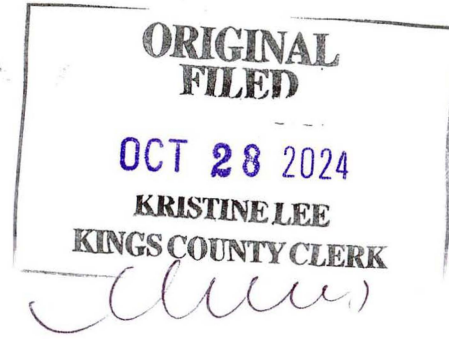


RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Attn: Rosa Corcoles  
Self-Help Enterprises  
8445 W. Elwin Ct  
Visalia, CA 93291



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Notice of Exemption  
TITLE OF DOCUMENT

SEPARATE PAGE PURSUANT TO GOVERNMENT CODE 27361.6  
ADDITIONAL FEES MAY BE REQUIRED

# Notice of Exemption

# Appendix E

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 County Clerk  
 County of: Kings  
 1400 W. Lacey Blvd,  
 Hanford, CA 93230

**From:** (Public Agency): City of Corcoran Community Development Dept.  
832 Whitley Avenue  
Corcoran, CA 93212

(Address)

Project Title: Lakeview Terrace

Project Applicant: Self-Help Enterprises, 8445 W. Elowin Ct. Visalia, CA 93291; Heather Mendonca (559) 802-1589

Project Location - Specific:

**Northeast corner of Pickerell and Whitley Avenue (034-170-002, -003, -004, -020 )**

Project Location - City: Corcoran, CA 93212 Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

**The applicant received approval for a 72-unit, 100% affordable apartment complex at the northeast corner of Pickerell Ave and Whitley Ave, Corcoran CA 93212.**

Name of Public Agency Approving Project: City of Corcoran

Name of Person or Agency Carrying Out Project: Community Development Department

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: Gov. Code Sec. 65912.110

Reasons why project is exempt:

**The project is "by right" and "Ministerial" pursuant to Gov. Code Section 65912.110 because it meets the requirements of AB 2011 (Gov. Code Section 65912.100 et seq.) for 100% affordable projects.**

Lead Agency  
Contact Person: Kevin Thromborg Area Code/Telephone/Extension: 559-992-2151 (2110)

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes  No

Signature: Betsy Garcia Date: 10/28/24 Title: Vice President

Signed by  Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

October 17, 2024

Self-Help Enterprises

8445 West Elowin Ct.

Visalia, CA 93291

VIA EMAIL ([heatherm@selfhelpenterprises.org](mailto:heatherm@selfhelpenterprises.org))

**RE: Approval of AB 2011 Affordable Housing Development – Lakeview Terrace Project**

On June 14, 2024, the City of Corcoran received and reviewed your application and development plan ("Application") for the project located at 1003 Pickerell Avenue (the "Project") in accordance with Section 65912.100 et seq. of the Government Code, as enacted by the Affordable Housing and High Road Jobs Act of 2022 ("AB 2011") for streamlined ministerial approval of your 72-unit affordable housing project. The project site is zoned Service Commercial (CS) and is currently vacant.

The Project application requests approval for a 72-unit new affordable rental community. The units will be developed as one, two and three-bedroom units to serve working families, seniors, individuals, and families at risk of homelessness. The project includes community center which will provide office space for the full-time on-site manager and resident services staff. In addition, the project will include battery storage technology and heating and cooling systems that allow the project to exceed energy requirements. Related on-site improvements include parking, block waste enclosures, landscaping, concrete walkways, and underground utilities.

City of Corcoran had 60 days from the date of submittal (i.e., until June 14, 2024) to complete its review of the Project's compliance with AB 2011's criteria, and 90 days from the date of submittal (i.e., until September 12, 2024) to complete any design review. Gov Code § 65912.114(a), (b), (e). Since the City did not provide any written determination to the applicant setting forth any reason that the Project failed to meet meet any applicable AB 2011 standards within those timeframes, the Project is deemed to meet all applicable standards as matter of law. Gov. Code § 65912.114(b). Approval of the Project is a "ministerial" act, Gov. Code §§ 65912.110, 65912.111, 65912.112, 65912.113(e), which is not subject to the California Environmental Quality Act, Pub. Res. Code § 21080(b)(1).

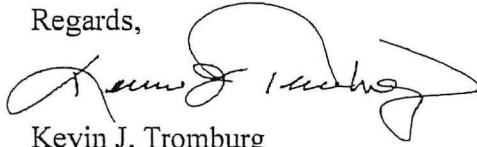
CITY OFFICES:

832 Whitley Avenue • Corcoran, CA 93212 • Phone 559/992-2151 • [www.cityofcorcoran.com](http://www.cityofcorcoran.com)

Accordingly, your request for ministerial approval of the Project pursuant to AB 2011 is APPROVED in accordance with the Application.

Please feel free to contact me should you have any questions regarding the City's building permit submittal and review process.

Regards,

A handwritten signature in black ink, appearing to read "Kevin J. Tromburg". The signature is fluid and cursive, with a large loop at the end.

Kevin J. Tromburg  
Community Development Director





State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-083
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SELF-HELP ENTERPRISES	LEAD AGENCY EMAIL	DATE 10/28/2024
COUNTY/STATE AGENCY OF FILING KINGS	DOCUMENT NUMBER	

PROJECT TITLE  
LAKEVIEW TERRACE

PROJECT APPLICANT NAME SELF-HELP ENTERPRISES	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 802-1589
PROJECT APPLICANT ADDRESS 8445 W. ELOWIN CT	CITY VISALIA	STATE CA
		ZIP CODE 93291

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_
  - Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_
  - Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ \_\_\_\_\_
  - Exempt from fee
    - Notice of Exemption (attach)
    - CDFW No Effect Determination (attach)
  - Fee previously paid (attach previously issued cash receipt copy)
- 
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
  - County documentary handling fee \$ \$70.00
  - Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other
- TOTAL RECEIVED \$ \$70.00

SIGNATURE <i>x Martha Velasco</i>	AGENCY OF FILING PRINTED NAME AND TITLE Martha Velasco, Deputy County Clerk/Recorder
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