



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:

E202510000341

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF KERMAN	LEAD AGENCY EMAIL	DATE 12/26/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000341	
PROJECT TITLE HARVEST ESTATES RESIDENTIAL PROJECT; (TSM) (ANX) (GPA) (REZ) 2025-01, (ENV) 2025-02		

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:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	<u>0.00</u>
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>0.00</u>
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
☐ County documentary handling fee	\$50.00	\$	<u>0.00</u>
☐ Other		\$	<u>0.00</u>

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other NOI

TOTAL RECEIVED \$ 0.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

X  **Pricilla Gonzalez Deputy Clerk**

FILED

DEC 26 2025

TIME

2:25pm

COMMUNITY DEVELOPMENT

Jerry Jones, Director

Mayor – Maria Pacheco

Mayor Pro Tem – Gary Yep

Council Members

Raj Dhaliwal

Berdie Hall

Ismael Herrera



FRESNO COUNTY CLERK

850 S. Madera Avenue
Kerman, CA 93630

DEPUTY

Phone: (559) 550-0829
www.cityofkerman.net

December 26, 2025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**Harvest Estates Residential Project**

NOTICE IS HEREBY GIVEN that the City of Kerman (City), as the Lead Agency for the Project, has prepared and intends to adopt a Mitigated Negative Declaration for the proposed Project consisting of an Annexation, Rezone/Prezone, General Plan Amendment, and Tentative Subdivision Map, pertaining to five parcels that total approximately 88.89 acres. 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.

Project Title: Harvest Estates Residential Project; Vesting Tentative Subdivision Map (TSM) 2025-01, Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Rezone (REZ) 2025-01, Environmental Assessment (ENV) 2025-02.

Applicant/Agent: North Kerman, LLC.

Project Location: The Project area is currently in the jurisdiction of the County of Fresno, California. The area five (5) parcels identified by the Fresno County Assessor as Assessor Parcel Numbers (APNs) 025-130-48 (19.61 acres), 025-130-47 (19.56 acres), 025-130-60S (15.07 acres), 020-120-11S (20 acres), and 020-120-17S (14.69 acres), totaling approximately 88.89 acres. The Project area is generally bound to the north by West Nielsen Avenue, to the west by North Del Norte Avenue, to the south by West Whitesbridge Road (State Route 180), and to the east by North Vineland Avenue. The area is a portion of Section 6, Township 14 South, Range 18 East, Mount Diablo Base and Meridian.

Project Description:**Annexation 2025-01**

Annexation 2025-01 would annex the ± 88.89-acre Project area (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, and 020-120-17S) from the County of Fresno into the Kerman City Limits. The annexation area is currently within the City of Kerman Sphere of Influence and is designated Medium Density Residential (MDR) and General Commercial (GC) by the City of Kerman 2040 General Plan. Annexation 2025-01 requires pre-zoning to City zoning districts consistent with these General Plan land use designations. Parcels identified as APNs 020-120-11 and -17S are proposed for annexation and pre-zoning only; the General Plan Amendment and Tentative Subdivision Map do not affect these parcels.

General Plan Amendment 2025-01

General Plan Amendment 2025-01 applies to a ± 54.2-acre portion of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S). The amendment would increase the MDR-designated area from ± 29 acres to ± 31

acres, decrease the GC-designated area from ± 24 acres to ± 21 acres, and shift the GC-designated area from the western portion of the site to the northern portion. The overall mix of residential and commercial uses would remain, but the spatial arrangement and acreages would be modified. The General Plan Amendment necessitates rezoning of APNs 025-130-48, -47, and 60S for consistency with the proposed land use configuration.

Pre-zone/Rezone 2025-01

Pre-zone/Rezone 2025-01 would pre-zone/rezone the ± 88.89 -acre Project area (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, and 020-120-17S) to the Smart Development – Residential – 3,500 square feet average parcel size (SD-R-3.5) and General Commercial (GC) zoning districts, resulting in ± 57 acres zoned SD-R-3.5 and ± 31 acres zoned GC. For APNs 020-120-11 and -17S, the proposed SD-R-3.5 and GC zoning would be consistent with the 2040 Kerman General Plan land use designations for these parcels. The proposed SD-R-3.5 and GC zoning for APNs 025-130-48, -47, and 60S would also be consistent with the General Plan land use designations, as amended by General Plan Amendment 2025-01.

Vesting Tentative Subdivision Map 2025-01

Vesting Tentative Subdivision Map 2025-01 (Tentative Tract Map No. 6509) would facilitate a phased subdivision of APNs 025-130-48, 025-130-47, and 025-130-60S into 183 single-family residential lots (“Harvest Estates”) and one (1) remainder parcel for future commercial development. The single-family lots would be located on the portion of the site that is proposed to be planned MDR and zoned SD-R-3.5, ranging in size from 3,628 square feet to 9,146 square feet with a residential density of 5.85 dwelling units per acre (183 dwelling units divided by 31.28 acres = 5.85 dwelling units per acre). Approximately 1.22 acres of parkland and paseos are proposed within the residential development. The ± 21 -acre portion proposed to be planned GC and zoned CG is designated as a commercial remainder parcel, with ± 1.27 acres identified for a temporary ponding basin; the basin would be a retention basin that disposes of runoff resulting from future development of the residential subdivision and future commercial development through evaporation and percolation. Prior to issuance of building permits for the residential units, the Project requires approval of a Development Plan Permit. No development is currently proposed for the commercial remainder.

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 December 31, 2025, to January 30, 2026. Copies of the Mitigated Negative Declaration can be reviewed at the City of Kerman, 850 S. Madera Ave., Kerman, CA 93630, or online at <https://cityofkerman.net/175/Planning-Projects>.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the City of Kerman Planning Commission. Notice of the date, time, and place for such public hearing will be published and/or mailed as provided by law. Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Community Development Department – Planning Division within the review period, or to the Planning Commission during the public hearing.