

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Harvest Estates Residential Project, Vesting Tentative Subdivision Map 2025-01, Annexation 2025-01, General Plan Amendment 2025-01, Rezone 2025-01 Environmental Assessment 2025-02

Lead Agency: City of Kerman Community Development Department

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Project Location: Kerman, California, Fresno County

City

County

Project Description (Proposed actions, location, and/or consequences).

See attached.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Agriculture and Forestry Resources: AG-1(reduce conflicts between urban and agricultural uses)
 Air Quality: AIR-1(meet CARB Tier 4 emission standards for off-road diesel-powered construction equipment)
 Biological Resources: BIO-1(mitigation for all bird species)
 Cultural Resources: CUL-1(historic and prehistoric archaeological resources)
 Geology and Soils: CUL-1(historic and prehistoric archaeological resources)
 Hazards and Hazardous Materials: HAZ-1 (abestos survey); HAZ-2 (lead-based paint inspection);
 HAZ-3(test for agricultural pesticides)
 Noise: NOI-1(exterior noise levels); NOI-2 (acoustical analysis)
 Tribal Cultural Resources: CUL-1(historic and prehistoric archaeological resources)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.

Harvest Estates Residential Project,
Vesting Tentative Subdivision Map 2025-01, Annexation 2025-01,
General Plan Amendment 2025-01, Rezone 2025-01,
Environmental Assessment 2025-02

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.