

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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.

Lead Agency: City of Kerman Community Development Department

Contact Person: Jerry Jones

Mailing Address: 850 South Madera Avenue

Phone: (559) 550-0829

City: Kerman

Zip: 93630

County: Fresno

Project Location: County: Fresno City/Nearest Community: Kerman

Cross Streets: W Nielsen Avenue, N Del Norte Avenue, N Madera Avenue Zip Code: 93630

Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 23.2 " N / 120 ° 03 ' 28.7 " W Total Acres: 88.89

Assessor's Parcel No.: 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S

Section: 6 Twp.: 14S

Range: 18E Base: MDB

Within 2 Miles: State Hwy #: 145, 180

Waterways: Houghton Canal

Airports: None

Railways: SJVR/UP

Schools: Kerman Unified

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☒ Annexation
☒ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☒ Residential: Units 183 Acres 31
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: ☐ Transportation: Type
☐ Recreational: ☐ Mining: Mineral
☐ Water Facilities: Type MGD ☐ Power: Type MW
☐ MGD ☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other: ☐

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ☐

Present Land Use/Zoning/General Plan Designation:

Agriculture with Single Family / AE-20 and AL-20/ Medium Density Residential and General Commercial

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

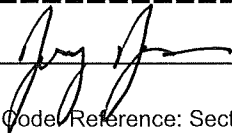
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/31/2025 Ending Date January 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>North Kerman LLC</u>
Address: <u>1234 O Street</u>	Address: <u>4757 N. Van Ness Boulevard</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93704</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(559) 260-2740</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Date: 12/30/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.