

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Fresno
Address: 2220 Tulare Street
Fresno, CA 93721

From:

Public Agency: City of Kerman
Address: 850 South Madera Avenue
Kerman, CA 93630

Contact: Jerry Jones
Phone: (559) 550-0829

F202510000341
FILED

Lead Agency (if different from above):

Address: APR 27 2026

TIME 4:19pm

Contact: FRESNO COUNTY CLERK
Phone: BY DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025121223

Project Title: Harvest Estates; TSM 2025-01, ANX 2025-01, GPA 2025-01, REZ 2025-01, ENV 2025-02

Project Applicant: North Kerman LLC

Project Location (include county): City of Kerman, County of Fresno

Project Description:

See attached.

This is to advise that the City of Kerman has approved the above (Lead Agency or Responsible Agency)

described project on 4/22/26 and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Kerman, 850 South Madera Avenue, Kerman, CA 93630

Signature (Public Agency): [Signature] Title: Community Development Director

Date: April 27, 2026 Date Received for filing at OPR:

E2025/0000341

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 ± 88.93-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 ± 88.93-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

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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.