CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, May 13, 2026 at 6:00 PM

City Hall, 850 S. Madera Avenue, Kerman, CA 93630

LEVINE ACT CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE. The Political Reform Act in Govt Code Section 84308 restricts campaign contributions over $500 to a decision-making public official from a party or participant or their agent in a proceeding involving a contract, license, permit or entitlement for use. The Act requires disclosure of the contribution and recusal where a decision-maker has received $500 or more from a party or participant to a proceeding in the prior 12 months. Participants and agents are required to make this disclosure as well.

A Council Member's disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

CONFLICT OF INTEREST DISCLOSURES AND RECUSAL. City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure when the item is called and recuse themselves.

1. **OPENING CEREMONIES**

   A. Call to Order

   B. Roll Call

   C. Invocation

   D. Flag Salute

2. **AGENDA APPROVAL/ADDITIONS/DELETIONS**
   To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. **PRESENTATIONS/CEREMONIAL MATTERS**

   A. Legislative Update: Recent Developments in State Insurance - Richie Sayavong, Associate Governmental Program Analyst
   B. Certificate of Recognition - 2026 Small Business or the Year in the 14th Senate District by Senator Anna Caballero
   C. Proclamation - Municipal Clerks Week
   D. Proclamation - Public Service Week
   E. Proclamation - National Police Week
   F. Proclamation- National Public Works Week
   G. Proclamation - Mother's Day

4. **PUBLIC FORUM** (*for matters not on agenda)*
This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

5. **CONSENT CALENDAR**
Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. **SUBJECT:** Minutes - April 22, 2026

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 34419-34716 $2,050,199.50 ACH $491,470.66.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

C. **SUBJECT**: Payroll (JA)

04/12/2026 to 04/25/2026: $280,867.48; Retro Pay & Other: $859.73; Overtime: $12,633.95; Holiday: $0.00; Standby: $2,186.17; Comp Time Earned: 111.79

RECOMMENDATION: Council approve payroll as presented.

D. **SUBJECT:** Monthly Investment Report

RECOMMENDATION: Council accept monthly investment report as presented.

E. **SUBJECT:** Approve Annual Renewal of Independent Instructor Agreement with Luisa Aguirre to Instruct Fee-Based Zumba Classes for the Parks, Recreation, and Community Services Department (TJ)

RECOMMENDATION: Council by motion adopt a resolution approving the renewal of the Independent Instructor Agreement with Luisa Aguirre to instruct fee-based Zumba classes and authorize the City Manager to execute the contract.

F. **SUBJECT:** Amendment of Authorized Position List and Job Description for Associate Planner Position (JJ)

RECOMMENDATION: Council adopt a resolution approving amendment to the Authorized Position List to delete the Assistant Planner position and add the Associate Planner position and approving the job description for the Associate Planner position.

G. **SUBJECT:** Resolution Approving Fourth Amendment to Consultant Services Agreement with Blais & Associates for Grant Writing and Management Services (JAJ)

RECOMMENDATION: Council adopt resolution approving Fourth Amendment to Consultant Services Agreement with Blais & Associates for grant writing services and management services.

6. **PUBLIC HEARINGS** – None.

7. **DEPARTMENT REPORTS**

A. **SUBJECT:** Award of Contract for the Plaza Veterans Park Restroom CDBG Project to Harris Development Corp. doing business as HBC Enterprises (JG)

RECOMMENDATION: Council by motion adopt the resolution:

1. Awarding the Plaza Veterans Park Restroom CDBG Project to Harris Development Corp. doing business as HBC Enterprises in the amount of $77,444.28; and

2. Authorizing a 10% construction contingency in the amount of $7,750.00; and

3. Authorizing the City Manager to sign the construction contract on behalf of the City; and

4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

B. **SUBJECT:** Harvest Estates Residential Project: General Plan Amendment (GPA 2025-01), Pre-zone/Rezone (REZ 2025-01), Vesting Tentative Subdivision Map (TSM 2025-01), Annexation (ANX 2025-01), and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels totaling approximately 88.93 acres, 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 (025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S).

RECOMMENDATION: Council consider the second reading of the ordinance, adoption of the Vesting Tentative Subdivision Map Resolution, Annexation Initiation Resolution; deliberate; and:

1. Waive the full reading and adopt an Ordinance of the City Council of the City of Kerman amending the official zoning map to pre-zone five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, and 020-120-17S, totaling

approximately 88.93 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue; and

2. Adopt A Resolution of the City Council of the City of Kerman approving Vesting Tentative Subdivision Map 2025-01 to subdivide three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, and 025-130-60S into 183 single-family lots and one (1) commercial remainder parcel located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue totaling approximately 54.2 acres; and

3. Adopt A Resolution of the City Council of the City of Kerman initiating annexation of five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.93 acres and adjacent right-of-way from the County of Fresno into the Kerman City Limits, and detach the annexation area from the Kings River Conservation District, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue (ANX 2025-01).

C. **SUBJECT:** An Ordinance of the City Council of the City Of Kerman Amending Section 2.55.060 of Title 2, Chapter 2.55 of The Kerman Municipal Code to Adjust the Boundaries of City Council Election District Nos. 1, 3, And 4 and Add Annexed Property to the City Council District Boundaries Map (JAJ & HCM)

RECOMMENDATION: Council adopt an ordinance of the City Council of the City of Kerman amending Section 2.55.060 of Title 2, Chapter 2.55 of the Kerman Municipal Code to adjust the boundaries of City Council Election District Nos. 1, 3, and 4 and Adding Annexed Property to the City Council District Boundaries Map.

D. **SUBJECT:** Update on Fresno County Transportation Funding Renewal Initiatives (JAJ)

RECOMMENDATION: Council hear a brief update on status of transportation funding renewal initiatives.

8. **CITY MANAGER/STAFF COMMUNICATIONS**

9. **MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**
(This portion of the meeting is reserved for the Mayor and Council Members (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items at the request of a Council Member, and (iv) to take action on matters initiated under this section of the agenda items. Under this section the Council may take action only on items specifically agendized and which meet other requirements for action.)

10. **CLOSED SESSION** – None.

11. **ADJOURNMENT**

NOTICE OF AVAILABILITY OF AGENDA MATERIALS: Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

ADA Compliance and Reasonable Accommodation. The Council has adopted a Reasonable Accommodation Policy, which is available on the City website at www.cityofkerman.gov or upon request by emailing the City Clerk at publicmeeting@cityofkerman.gov or calling (559) 550-1414. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please contact the City Clerk at (559) 550-1414 or email at publicmeeting@cityofkerman.gov so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation. The meeting room is accessible to persons with physical disabilities.

AGENDA POSTING CERTIFICATION

I, Dalia Santana-Zamudio, Deputy Clerk for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Council Chambers at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

Date: May 8, 2026 /s/ Dalia Santana-Zamudio, Deputy Clerk

PROCLAMATION
Kerman City Council

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3–9, 2026

WHEREAS, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Kerman hereby recognizes and proclaims the week of May 3 through May 9, 2026, as Professional Municipal Clerks Week, and further extends their appreciation to our City Clerk and Deputy City Clerk for their service to our City and our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 13th day of May, 2026.

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Maria Pacheco
Mayor

PROCLAMATION
Kerman City Council

PUBLIC SERVICE RECOGNITION WEEK 2026

WHEREAS, the week of May 3 through May 9, 2026 has been designated as "Public Service Recognition Week" to honor employees of the Federal, State, and local governments who deliver services upon which the community depends; and

WHEREAS, Public Service Recognition Week provides an opportunity to recognize and promote the important contributions of public servants and to honor the people who serve their country, States, and communities at all levels of government; and

WHEREAS, public employees take a solemn oath to support and defend the Constitution of the United States and State of California against all enemies, foreign and domestic, and to faithfully discharge the duties of their office — an oath that reflects the foundational compact between public servants and the people they serve; and

WHEREAS, millions of individuals serve the public in government service and as members of the uniformed services in every State, county, and city across the United States and around the world; and

WHEREAS, public servants make substantial contributions to the local economy managing public lands, infrastructure, financial systems, and regulatory frameworks that support private-sector growth, protect residents, and sustain the conditions for a prosperous marketplace; and

WHEREAS, public servants are critical to protecting the safety and security of the people working every day, often at great personal risk, to prevent harm, respond to crises and safeguard the lives and well-being of the communities they serve; and

WHEREAS, public service is a noble calling involving a variety of challenging and rewarding professions, and highly skilled and trained individuals offer their knowledge, effort, and expertise in support of the public good.

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Kerman commends the dedication and professionalism of all the public servants who deliver essential services to the community and celebrates May 3 through May 9, 2026 as Public Service Recognition Week.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 13th day of May, 2026.

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Maria Pacheco
Mayor

PROCLAMATION
Kerman City Council

NATIONAL POLICE WEEK 2026
May 10–16, 2026

WHEREAS, National Police Week 2026 provides an opportunity to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities; and

WHEREAS, there are more than 800,000 law enforcement officers serving across the United States, including the dedicated members of the Kerman Police Department; and

WHEREAS, the Kerman City Council salutes the men and women who undertake the difficult and dangerous work of safeguarding our communities, and acknowledges their commitment to protecting the freedoms and liberties of all citizens; and

WHEREAS, the men and women of the Kerman Police Department are dedicated to protecting all city residents and visitors with respect and dignity, working diligently to protect against crime, violence, and disorder; and

WHEREAS, the residents and visitors of the City of Kerman recognize the dangers of the law enforcement profession and the challenges of carrying out its duties; and

WHEREAS, since the first recorded death in 1786, more than 24,775 law enforcement officers in the United States have made the ultimate sacrifice and have been killed in the line of duty; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, a day to honor fallen officers and their families, with U.S. Flags flown at half-staff.

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Kerman hereby recognizes the week of May 10, 2026, through May 16, 2026, as National Police Week, and encourages all resident to show their support for the law enforcement officers who devote themselves to serving this community and communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 13th day of May, 2026.

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Maria Pacheco
Mayor

PROCLAMATION
Kerman City Council

NATIONAL PUBLIC WORKS WEEK
May 17–23, 2026
"Rooted in Service, Powered by Community"

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Kerman; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Kerman to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Kerman hereby designates the week of May 17–23, 2026, as National Public Works Week. The City Council urges all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 13th day of May, 2026.

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Maria Pacheco
Mayor

PROCLAMATION
Kerman City Council

CELEBRATING MOTHER'S DAY, MAY 10, 2026

WHEREAS, America's mothers are the heart of our families, the light in our homes, and the stewards of our future; and

WHEREAS, from infancy to adulthood, mothers shape our character, form our consciences, and play a crucial role in raising the next generation; and

WHEREAS, from our earliest moments, mothers nurture their children with patience, wisdom, compassion, and kindness, teaching us to love and helping us navigate life's triumphs and challenges; and

WHEREAS, our mothers are also always in our corner, serving as a lasting source of comfort, reassurance, and inspiration. Their love transcends time, generations, and circumstances; and

WHEREAS, on Mother's Day, we celebrate every extraordinary mother whose unconditional love, warmth, support, and devotion have enriched our lives, influenced our culture, and upheld the promise of our great Nation; and

WHEREAS, on this year's Mother's Day, May 10, 2026, and every day, we honor the selfless service of every mother in the City of Kerman; and

WHEREAS, the City of Kerman recognizes and appreciates the delicate work-life balance maintained by mothers in our workforce.

NOW, THEREFORE, BE IT PROCLAIMED, by the City Council of the City of Kerman, that we offer our heartfelt gratitude for a Mother's endless love and lifelong devotion, and we celebrate their remarkable contributions to our families, communities, culture, and Nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 13th day of May, 2026.

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Maria Pacheco
Mayor

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, April 22, 2026 at 6:00 PM

City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. OPENING CEREMONIES

A. Call to Order – **6:03 p.m.**

B. Roll Call – **All members present except Councilmember Herrera and Mayor Pacheco.**

C. Invocation – **Moment of silence observed.**

D. Flag Salute – **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Motion made by Councilmember Hall, Seconded by Councilmember Dhaliwal.
Ayes: Hall, Dhaliwal, Yep
Noes: None
Abstain: None
Absent: Pacheco, Herrera
Motion passed 3-0-0-2.

Councilmember Herrera arrived at 6:04 p.m.

3. PRESENTATIONS/CEREMONIAL MATTERS

A. Proclamation - Remembrance of William (Bill) Stith

Presented to Mr. Stith's family, with brief remarks shared by Council, family and friends.

B. Mid Valley Disposal - Recycler of the Year

Billie Hansen with Mid Valley Disposal presented Award to Helena Industries.

C. California Park & Recreation Society District 7 - Parks Rodeo Champions

City staff were acknowledged by the Council for taking first place at the Park Rodeo.

4. PUBLIC FORUM - None

5. CONSENT CALENDAR

A. **SUBJECT:** Minutes - April 8, 2026

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT**: Payroll (JA)

3/29/26 to 4/11/26: $277,062.26; Retro Pay & Other: $1,378.04; Overtime: $10,188.54; Standby: $2,062.76; Comp Time Earned: 50.63

RECOMMENDATION: Council approve payroll as presented.

C. **SUBJECT:** Monthly Investment Report (JA)

RECOMMENDATION: Council accept monthly investment report as presented.

D. **SUBJECT:** Monthly Investment Report (JA)

RECOMMENDATION: Council accept monthly investment report as presented.

E. **SUBJECT:** California Cities Week (JAJ)

RECOMMENDATION: Council adopt a Resolution recognizing April 19-25, 2026, as California Cities Week and encouraging civic involvement in the City. - **Res. 26-17**

F. **SUBJECT:** Resolution Accepting the Siskiyou Avenue Rehabilitation – Whitesbridge to Kearney, Federal Project No. STPL-5291(033) and Authorizing Filing of the Notice of Completion (JG)

RECOMMENDATION: Council by motion adopt the resolution accepting the Siskiyou Avenue Rehabilitation – Whitesbridge to Kearney, Federal Project No. STPL-5291(033) and authorizing the City Engineer to record the Notice of Completion. - **Res. 26-18**

G. **SUBJECT:** Amendment of Authorized Positions List and Job Descriptions (JAJ)

RECOMMENDATION: Council adopt resolution approving amendments to the authorized position list by deleting the Executive Assistant to City Manager/City Clerk and adding positions of City Clerk and Executive Assistant to the City Manager; approving two job descriptions; and amending salary scales by adding salary schedules for the two positions. **- Res. 26-19**

Motion made by Councilmember Hall, Seconded by Councilmember Dhaliwal.
Ayes: Hall, Dhaliwal, Herrera, Yep
Noes: None
Abstain: None
Absent: Pacheco
Motion passed 4-0-0-1.

6. PUBLIC HEARINGS – Public Hearing opened at 6:31 p.m.

A. **SUBJECT:** Public hearing regarding General Plan Amendment (GPA 2025-01), Pre-zone/Rezone (REZ 2025-01), Vesting Tentative Subdivision Map (TSM 2025-01), Annexation (ANX 2025-01), and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels totaling approximately 88.93 acres, 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 (025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S).(JC)

RECOMMENDATION: Council to conduct a public hearing, deliberate, and by motion:

1. Adopt A Resolution of the City Council of the City of Kerman 1) Adopting Mitigated Negative Declaration (ENV 2025-02; SCH #2025121223) and Mitigation Monitoring and Reporting Program for General Plan Amendment 2025-01; and 2) Approving General Plan Amendment 2025-01 to amend the General Plan Land Use Map for three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, and 025-130-60S totaling approximately 54.2 acres, changing approximately 29 acres to 31 acres of MDR – Medium Density Residential and approximately 24 acres to 21 acres of GC – General Commercial, located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue (ENV 2025-02 and GPA 2025-01); and
   -Res. 26-20

2. Introduce by title only an ordinance of the City Council of the City of Kerman to amend the Official Zoning Map of the City of Kerman to pre-zone five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17s totaling approximately 88.93 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue (REZ 2025-01).

Jenna Chilingerian with Precision Civil Engineering provided a brief presentation.

Brief Council discussion and comments from Michael Chaney and Brent McCaffrey.

Public Hearing closed at 7:04 p.m.

Motion made by Councilmember Herrera, Seconded by Councilmember Hall.
Ayes: Herrera, Hall, Dhaliwal, Yep
Noes: None
Abstain: None
Absent: Pacheco
Motion passed 4-0-0-1.

7. DEPARTMENT REPORTS

A. **SUBJECT:** Presentation of the City of Kerman 2024/2025 Auditor's Report and Financial Statements (JA)

RECOMMENDATION: Council accept the City of Kerman 2024/2025 Auditor's Report and Financial Statements as presented.

Presented by Bryant Jolley, CPA. No action taken.

B. **SUBJECT:** An Ordinance of the City Council of the City Of Kerman Amending Section 2.55.060 of Title 2, Chapter 2.55 of The Kerman Municipal Code to Adjust the Boundaries of City Council Election District Nos. 1, 3, And 4 and Add Annexed Property to the City Council District Boundaries Map. (JAJ & HCM)

RECOMMENDATION: Council waive full reading and introduce ordinance of the City Council of the City of Kerman amending Section 2.55.060 of Title 2, Chapter 2.55 of the Kerman Municipal Code to adjust the boundaries of City Council Election District Nos. 1, 3, and 4 and Adding Annexed Property to the City Council District Boundaries Map.

Motion made by Councilmember Herrera, Seconded by Councilmember Hall.
Ayes: Herrera, Hall, Dhaliwal, Yep
Noes: None
Abstain: None
Absent: Pacheco,
Motion passed 4-0-0-1.

Councilmember Dhaliwal recused himself from item 7.C at 7:23 p.m. due to owning a car wash.

C. **SUBJECT:** Ordinance Adding Chapter 5.60 Relating to Charitable Car Washes to Title 5 of the Kerman Municipal Code (JJ)

RECOMMENDATION: Council adopt an Ordinance Adding Chapter 5.60 Relating to Charitable Car Washes to Title 5 of the Kerman Municipal Code. - **Ord. 26-01**

Motion made by Councilmember Herrera, Seconded by Councilmember Hall.
Ayes: Herrera, Hall, Yep
Noes: None
Abstain: Dhaliwal
Absent: Pacheco
Motion passed 3-0-1-1.

8. CITY MANAGER/STAFF COMMUNICATIONS

9. MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

10. CLOSED SESSION - None

11. ADJOURNMENT – 7:41 p.m.

MINUTES CERTIFICATION

I, Dalia Santana-Zamudio, Deputy Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at City Hall, 850 S. Madera Ave, Kerman, CA.

Date: April 23, 2026 /s/ Dalia Santana-Zamudio, Deputy Clerk

Accounts Payable

Checks by Date - Summary by Check Date

User: VSandoval
Printed: 5/4/2026 1:48 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
34419	10021	ALERT O LITE	04/01/2026	65.82
34420	12257	AMERITAS LIFE INSURANCE CORP- V	04/01/2026	1,037.04
34421	10035	AQUA NATURAL SOLUTIONS	04/01/2026	957.57
34422	11355	BADGER METER	04/01/2026	444.10
34423	10061	BSK ASSOCIATES	04/01/2026	175.35
34424	10104	COMCAST	04/01/2026	498.48
34425	10114	CROWN SHORT LOAD CONCRETE	04/01/2026	642.95
34426	11382	DATA TICKET INC	04/01/2026	131.90
34427	12700	DPREP INC	04/01/2026	318.00
34428	10151	EWING IRRIGATION PRODUCTS	04/01/2026	2,393.28
34429	10167	FRESNO MADERA COUNTIES	04/01/2026	400.00
34430	12656	GHD INC	04/01/2026	4,593.00
34431	12379	GILL CHEVROLET	04/01/2026	539.66
34432	11358	GREAT AMERICA FINANCIAL SERVICI	04/01/2026	218.33
34433	11468	GREEN HILLS NURSERY INC	04/01/2026	1,622.00
34434	12187	HAMNER JEWELL & ASSOCIATES	04/01/2026	302.45
34435	10201	HORIZON	04/01/2026	2,060.98
34436	12959	HYPHEN, A DIVISION OF TWO Q INC	04/01/2026	2,400.00
34437	10219	JENSEN & PILEGARD INC	04/01/2026	376.99
34438	10335	MADERA FORD	04/01/2026	230.53
34439	10260	METRO UNIFORM & ACCESSORIES	04/01/2026	928.35
34440	12881	MINERAL KING PUBLISHING INC	04/01/2026	3,070.50
34441	11965	MISSION UNIFORM SERVICE	04/01/2026	215.67
34442	10265	MONTOY LAW CORPORATION	04/01/2026	7,420.00
34443	10282	OFFICE DEPOT	04/01/2026	429.31
34444	10289	P.G.& E.	04/01/2026	5,576.30
34445	12523	PAMOIST PET HOSPITAL	04/01/2026	135.00
34446	12082	PERFORMANCE AUTOMATION CO INC	04/01/2026	1,700.00
34447	10309	PROFORCE LAW ENFORCEMENT	04/01/2026	253.75
34448	12762	QUADIENT LEASING USA INC	04/01/2026	2,204.92
34449	10862	SIGNMAX	04/01/2026	636.06
34450	11650	SITEONE LANDSCAPE SUPPLY, LLC	04/01/2026	69.78
34451	12368	SPECIALTY HOSE EXPRESS LLC	04/01/2026	91.75
34452	10348	STATE WATER RESOURCES CNTL BOA	04/01/2026	228.00
34453	11460	SUPERIOR POOL PRODUCTS LLC	04/01/2026	493.11
34454	10357	TAYLOR MADE IRRIGATION	04/01/2026	11.99
34455	10015	THE ADVANCE GROUP INC	04/01/2026	2,690.00
34456	12957	TIRE BROS	04/01/2026	80.00
34457	10377	US POST OFFICE	04/01/2026	426.38
34458	11370	VALLEY LUBE EQUIPMENT	04/01/2026	34.39
34459	11827	VALLEY WROUGHT IRON	04/01/2026	2,700.00
34463	UB*02083	BRISEYDA CARDENAS QUEZADA	04/01/2026	190.13
34464	UB*02087	RAMON CHAVEZ JR	04/01/2026	59.72
34465	UB*02080	JANEIRA FARFAN	04/01/2026	233.10
34466	UB*02081	ZAIDA LOPEZ	04/01/2026	10.69
34467	UB*02079	EDGAR MARTINEZ VALDEZ	04/01/2026	173.21
34468	UB*02077	KARIN METHENY	04/01/2026	103.09

Check No	Vendor No	Vendor Name	Check Date	
34469	UB*02078	EMILIA OCHOA	04/01/2026	47.65
34470	UB*01220	PEBBLE BROOK VILLAGE	04/01/2026	103.98
34471	UB*02076	TARLTON ESTATE & ASSET MANAGEI	04/01/2026	14.58
34472	UB*02086	NATHANIEL WILKINSON	04/01/2026	33.15
			Total for 4/1/2026:	49,772.99
ACH	10147	EMPLOYMENT DEVELOPMENT DEPAI	04/03/2026	10,552.11
ACH	10517	FEDERAL TAXES PAYROLL	04/03/2026	64,007.56
ACH	10518	KERMAN POLICE OFFICERS ASSN	04/03/2026	732.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	04/03/2026	262.50
ACH	10520	ICMA-RC	04/03/2026	4,234.56
ACH	10522	CALPERS	04/03/2026	47,471.32
			Total for 4/3/2026:	127,260.80
34473	11493	24 / 7 PET VETS	04/09/2026	257.40
34474	11387	LUISA AGUIRRE	04/09/2026	600.00
34475	12924	JOHN ALEJO	04/09/2026	150.00
34476	12530	APOLLO HEALTH INC	04/09/2026	300.00
34477	11247	RAQUEL ARREDONDO	04/09/2026	388.87
34478	11324	AVISON CONSTRUCTION INC	04/09/2026	446,492.13
34479	10056	BOGIE'S PUMP SYSTEMS	04/09/2026	4,353.61
34480	12348	BRADY INDUSTRIES	04/09/2026	962.21
34481	12965	TARJINDER BRAICH	04/09/2026	450.00
34482	10061	BSK ASSOCIATES	04/09/2026	282.00
34483	10617	C A REDING CO INC	04/09/2026	117.82
34484	12358	CAL VALLEY CONSTRUCTION INC	04/09/2026	44,398.43
34485	10067	CALIFORNIA BUILDING STANDARDS	04/09/2026	355.50
34486	10078	CALIFORNIA STATE DISBURSEMENT	04/09/2026	969.23
34487	12844	CALIFORNIA STATE DISBURSEMENT (	04/09/2026	161.53
34488	12962	CALRECYCLE ACCOUNTING	04/09/2026	13.76
34489	12858	MARISOL CAMACHO	04/09/2026	18.40
34490	12315	CENTRAL CALIFORNIA SPCA	04/09/2026	284.00
34491	10564	CITY OF KERMAN	04/09/2026	389.00
34492	10107	CONSOLIDATED ELECTRICAL DISTRI	04/09/2026	49.43
34493	10126	DEPARTMENT OF CONSERVATION	04/09/2026	1,077.84
34494	10128	DEPARTMENT OF JUSTICE	04/09/2026	70.00
34495	12767	JONATHAN FARR	04/09/2026	230.00
34496	10157	FERGUSON ENTERPRISES INC	04/09/2026	520.08
34497	12958	FRESNO AG HARDWARE	04/09/2026	259.41
34498	11550	FRESNO COUNTY SHERIFFS OFFICE -	04/09/2026	137.00
34499	10162	FRESNO COUNTY TREASURER	04/09/2026	26,375.57
34500	12174	MARTHA GALINDO	04/09/2026	150.00
34501	10679	GARCIAS MARKET	04/09/2026	150.00
34502	12379	GILL CHEVROLET	04/09/2026	89.95
34503	11358	GREAT AMERICA FINANCIAL SERVICI	04/09/2026	671.34
34504	10201	HORIZON	04/09/2026	262.08
34505	11761	JOHN JANSONS	04/09/2026	354.00
34506	10226	JORGENSEN & CO	04/09/2026	582.03
34507	10609	KERMAN CULINARY ARTS CLUB	04/09/2026	1,200.00
34508	10252	LITHIA FORD OF FRESNO	04/09/2026	150.18
34509	12331	LOUS AUTO GLASS	04/09/2026	516.04
34510	10678	MAC'S EQUIPMENT INC	04/09/2026	581.63
34511	10335	MADERA FORD	04/09/2026	772.91
34512	12618	MAINSTREET DESIGNS INC	04/09/2026	1,062.47
34513	12966	VIRGINIA MARTINEZ	04/09/2026	600.00

Check No	Vendor No	Vendor Name	Check Date	
34514	11703	MAVERICK DATA SYSTEMS LLC	04/09/2026	250.00
34515	12046	CRYSTAL MENDEZ	04/09/2026	150.00
34516	10261	MID VALLEY DISPOSAL INC	04/09/2026	169,378.11
34517	11965	MISSION UNIFORM SERVICE	04/09/2026	322.32
34518	12571	NATIONAL RECREATION AND PARK A	04/09/2026	189.00
34519	10282	OFFICE DEPOT	04/09/2026	252.77
34520	10289	P.G.& E.	04/09/2026	14,464.17
34521	10304	PITNEY BOWES GLOBAL FIN SERV LL	04/09/2026	188.21
34522	12954	PRISTINE ROOFING	04/09/2026	5,200.00
34523	10315	QUINN COMPANY	04/09/2026	33.57
34524	11714	ROD CARSEY	04/09/2026	8,948.95
34525	12479	MICHELLE RODRIGUEZ	04/09/2026	150.00
34526	12923	RWE CLEAN ENERGY DCE OPERATIO	04/09/2026	11,784.56
34527	12475	SAN JOAQUIN PEST CONTROL	04/09/2026	758.00
34528	10332	SEBASTIAN	04/09/2026	2,059.34
34529	11650	SITEONE LANDSCAPE SUPPLY, LLC	04/09/2026	1,821.05
34530	10337	SLUMBERGER LUMBER	04/09/2026	1,127.33
34531	12368	SPECIALTY HOSE EXPRESS LLC	04/09/2026	351.82
34532	11907	SPRINGBROOK HOLDING COMPANY I	04/09/2026	2,016.00
34533	10345	STATE OF CALIFORNIA	04/09/2026	50.00
34534	11460	SUPERIOR POOL PRODUCTS LLC	04/09/2026	1,738.57
34535	12581	TATES TSHIRT DESIGNS AND PRINTS,	04/09/2026	741.03
34536	10357	TAYLOR MADE IRRIGATION	04/09/2026	54.28
34537	12941	TECHLINE SPORTS LIGHTING, LLC	04/09/2026	187,537.10
34538	10754	THE HOME DEPOT PRO-SUPPLY WORI	04/09/2026	702.62
34539	12048	UNITED STATES TREASURY	04/09/2026	19.41
34540	10168	UNITY IT	04/09/2026	7,971.08
34541	10387	USA BLUE BOOK	04/09/2026	1,093.74
34542	12961	OLIVIA VALENCIA	04/09/2026	300.00
34543	10391	VALLEY FARM SUPPLY STORES	04/09/2026	43.57
34544	12963	ALFONSO VEGA	04/09/2026	150.00
34545	12290	VERIZON	04/09/2026	1,610.75
34546	12898	LIZBETH VILLACANA	04/09/2026	150.00
34547	10401	WALLYS TIRE AND WHEEL	04/09/2026	107.05
34548	10406	WEST HILLS OIL INC	04/09/2026	17,702.86
			Total for 4/9/2026:	976,223.11
34549	10136	DIVISION OF THE STATE ARCHITECT	04/15/2026	99.20
			Total for 4/15/2026:	99.20
34550	12968	405 EXPRESS LANES	04/16/2026	66.50
34551	12537	AMERITAS GROUP INSURANCE CORP	04/16/2026	2,511.86
34552	12538	AMERITAS GROUP INSURANCE CORP	04/16/2026	461.50
34553	10040	AT&T MOBILITY	04/16/2026	4,418.68
34554	12348	BRADY INDUSTRIES	04/16/2026	44.47
34555	10060	BRYANT L JOLLEY CPA'S	04/16/2026	54,000.00
34556	10061	BSK ASSOCIATES	04/16/2026	475.00
34557	10617	C A REDING CO INC	04/16/2026	127.71
34558	12788	LICIA CABRERA	04/16/2026	75.00
34559	12858	MARISOL CAMACHO	04/16/2026	527.38
34560	12972	CASHIER-CDFA CERTIFIED FARMERS	04/16/2026	30.00
34561	12315	CENTRAL CALIFORNIA SPCA	04/16/2026	553.00
34562	10452	CITY OF FRESNO WMD	04/16/2026	977.25
34563	11902	CLAWSON HONDA OF FRESNO- DO N	04/16/2026	205.00
34564	11498	COMCAST CABLE COMMUNICATIONS	04/16/2026	743.57

Check No	Vendor No	Vendor Name	Check Date	
34565	10105	COMMUNITY HOSPITALS OF CENTRA	04/16/2026	175.00
34566	10108	COOKS COMMUNICATIONS CORP	04/16/2026	82.50
34567	11385	CORE & MAIN LP	04/16/2026	1,001.96
34568	10114	CROWN SHORT LOAD CONCRETE	04/16/2026	1,436.29
34569	11874	CSG CONSULTANTS INC	04/16/2026	12,945.00
34570	12521	EDIS	04/16/2026	5,915.92
34571	10842	FRESNO ECONOMIC OPPORTUNITIES	04/16/2026	63.00
34572	11358	GREAT AMERICA FINANCIAL SERVICI	04/16/2026	187.44
34573	11468	GREEN HILLS NURSERY INC	04/16/2026	1,598.17
34574	10193	HAVENS SECURITY INC	04/16/2026	558.50
34575	10201	HORIZON	04/16/2026	1,759.22
34576	10226	JORGENSEN & CO	04/16/2026	2,131.45
34577	10252	LITHIA FORD OF FRESNO	04/16/2026	414.59
34578	12971	ANAHI MENDEZ	04/16/2026	150.00
34579	10260	METRO UNIFORM & ACCESSORIES	04/16/2026	625.23
34580	11965	MISSION UNIFORM SERVICE	04/16/2026	173.32
34581	10282	OFFICE DEPOT	04/16/2026	71.77
34582	12974	OFFICE OF THE FRESNO COUNTY SUI	04/16/2026	39.00
34583	12967	OMNI UNDERGROUND	04/16/2026	1,100.00
34584	10286	O'REILLY AUTOMOTIVE INC	04/16/2026	2,634.94
34585	10289	P.G.& E.	04/16/2026	53,643.28
34586	12523	PAMOIST PET HOSPITAL	04/16/2026	863.00
34587	12026	PRECISION CIVIL ENGINEERING INC	04/16/2026	6,410.50
34588	12842	PRIMO BRANDS	04/16/2026	152.01
34589	10309	PROFORCE LAW ENFORCEMENT	04/16/2026	933.10
34590	12808	QUADIENT FINANCE USA INC	04/16/2026	1,409.02
34591	12053	R & L MUSIC ENT	04/16/2026	225.00
34592	10596	RED WING BUSINESS ADVANTAGE AC	04/16/2026	244.05
34593	10319	RENO'S HARDWARE	04/16/2026	355.87
34594	12590	DALIA SANTANA ZAMUDIO	04/16/2026	527.38
34595	12970	MARIA SEGOVIA	04/16/2026	110.00
34596	12969	HELEN SHERGILL-BARRANDALLA	04/16/2026	450.00
34597	11650	SITEONE LANDSCAPE SUPPLY, LLC	04/16/2026	2,902.97
34598	10337	SLUMBERGER LUMBER	04/16/2026	747.82
34599	12368	SPECIALTY HOSE EXPRESS LLC	04/16/2026	14.28
34600	10357	TAYLOR MADE IRRIGATION	04/16/2026	35.16
34601	10015	THE ADVANCE GROUP INC	04/16/2026	664.44
34602	10754	THE HOME DEPOT PRO-SUPPLY WORI	04/16/2026	1,422.02
34603	11502	TIREHUB LLC	04/16/2026	265.75
34604	12921	T-MOBILE USA INC	04/16/2026	100.00
34605	10387	USA BLUE BOOK	04/16/2026	230.42
34606	10391	VALLEY FARM SUPPLY STORES	04/16/2026	3,889.02
34607	11328	VSS INTERNATIONAL	04/16/2026	46,810.55
34608	12344	WHITE CAP LP	04/16/2026	80.04
			Total for 4/16/2026:	220,765.90
ACH	10147	EMPLOYMENT DEVELOPMENT DEPAI	04/17/2026	11,012.64
ACH	10517	FEDERAL TAXES PAYROLL	04/17/2026	64,795.78
ACH	10518	KERMAN POLICE OFFICERS ASSN	04/17/2026	792.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	04/17/2026	262.50
ACH	10520	ICMA-RC	04/17/2026	6,114.35
ACH	10522	CALPERS	04/17/2026	48,176.50
ACH	10341	STATE BOARD OF EQUALIZATION	04/17/2026	62.00
			Total for 4/17/2026:	131,216.52

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ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	04/19/2026	8,578.36
ACH	10517	FEDERAL TAXES PAYROLL	04/19/2026	52,577.67
ACH	10518	KERMAN POLICE OFFICERS ASSN	04/19/2026	709.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	04/19/2026	307.50
ACH	10520	ICMA-RC	04/19/2026	4,623.58
ACH	10522	CALPERS	04/19/2026	36,426.26
			Total for 4/19/2026:	103,223.12
ACH	10644	US BANK EQUIPMENT FINANCE	04/21/2026	710.78
			Total for 4/21/2026:	710.78
34609	11493	24 / 7 PET VETS	04/22/2026	455.40
34610	12257	AMERITAS LIFE INSURANCE CORP- V	04/22/2026	1,037.04
34611	12978	BEATWEAR INC	04/22/2026	844.00
34612	11917	BLAIS & ASSOCIATES LLC	04/22/2026	2,559.00
34613	10054	BLUE SHIELD OF CALIFORNIA	04/22/2026	63,715.51
34614	10061	BSK ASSOCIATES	04/22/2026	1,935.35
34615	12943	BUMPIN N JUMPIN PARTY RENTALS L	04/22/2026	1,060.00
34616	10078	CALIFORNIA STATE DISBURSEMENT	04/22/2026	969.23
34617	12844	CALIFORNIA STATE DISBURSEMENT (	04/22/2026	161.53
34618	10564	CITY OF KERMAN	04/22/2026	1,060.50
34619	12205	CONTEMPORARY SERVICES CORPOR	04/22/2026	475.00
34620	12450	DELTA SAND GRAVEL & RECYCLING	04/22/2026	7,180.00
34621	12927	ERMA	04/22/2026	8,079.00
34622	11550	FRESNO COUNTY SHERIFFS OFFICE -	04/22/2026	137.00
34623	10162	FRESNO COUNTY TREASURER	04/22/2026	479.96
34624	11642	HUMBERTO GASTELUM	04/22/2026	150.00
34625	11358	GREAT AMERICA FINANCIAL SERVICI	04/22/2026	279.67
34626	11468	GREEN HILLS NURSERY INC	04/22/2026	208.03
34627	11046	RONALD D GUILL	04/22/2026	650.00
34628	12980	HOLY GROUND MINISTRY	04/22/2026	150.00
34629	11761	JOHN JANSONS	04/22/2026	77.04
34630	12690	JARVIS FAY LLP	04/22/2026	985.50
34631	10226	JORGENSEN & CO	04/22/2026	1,452.93
34632	12981	KERMAN HIGH SCHOOL FLORAL DES	04/22/2026	160.00
34633	11416	MAINTENANCE SUPERINTENDENTS A	04/22/2026	160.00
34634	12881	MINERAL KING PUBLISHING INC	04/22/2026	1,310.50
34635	10282	OFFICE DEPOT	04/22/2026	65.37
34636	10289	P.G.& E.	04/22/2026	2,594.68
34637	11891	PACE SUPPLY	04/22/2026	432.26
34638	12437	PATCH SUPPLY	04/22/2026	323.90
34639	12053	R & L MUSIC ENT	04/22/2026	400.00
34640	11772	RELIABLE TRANSLATIONS, INC	04/22/2026	973.08
34641	10327	SAFETY KLEEN SYSTEMS INC	04/22/2026	496.17
34642	12475	SAN JOAQUIN PEST CONTROL	04/22/2026	105.00
34643	11650	SITEONE LANDSCAPE SUPPLY, LLC	04/22/2026	602.83
34644	12368	SPECIALTY HOSE EXPRESS LLC	04/22/2026	22.18
34645	10345	STATE OF CALIFORNIA	04/22/2026	50.00
34646	12917	SURF THRU INC	04/22/2026	850.00
34647	12115	TAPCO	04/22/2026	3,192.33
34648	10015	THE ADVANCE GROUP INC	04/22/2026	1,389.03
34649	10168	UNITY IT	04/22/2026	2,264.26
34650	12976	JOSE URIARTE	04/22/2026	15.00
34651	10377	US POST OFFICE	04/22/2026	2,500.00
34652	10399	VETERINARY MEDICAL CENTER	04/22/2026	208.00

Check No	Vendor No	Vendor Name	Check Date	
34653	10413	YAMABE & HORN ENGINEERING INC	04/22/2026	147,891.81
34654	12267	IRENE ZAMORA	04/22/2026	150.00
			Total for 4/22/2026:	260,258.09
34655	10021	ALERT O LITE	04/30/2026	160.40
34656	12537	AMERITAS GROUP INSURANCE CORP	04/30/2026	1,214.80
34657	10035	AQUA NATURAL SOLUTIONS	04/30/2026	1,675.74
34658	11324	AVISON CONSTRUCTION INC	04/30/2026	483,808.12
34659	12382	SHANNON BARRETT	04/30/2026	140.00
34660	10061	BSK ASSOCIATES	04/30/2026	2,623.69
34661	10617	C A REDING CO INC	04/30/2026	286.75
34662	10064	CAL VALLEY PRINTING	04/30/2026	501.20
34663	11633	FAVIOLA CARDENAS	04/30/2026	535.00
34664	10103	COLONIAL LIFE	04/30/2026	1,521.26
34665	10104	COMCAST	04/30/2026	498.48
34666	10826	CROWN SERVICES CORPORATION	04/30/2026	340.00
34667	10125	DEPARTMENT OF AGRICULTURE	04/30/2026	572.09
34668	10128	DEPARTMENT OF JUSTICE	04/30/2026	659.00
34669	10133	DEPARTMENT OF TRANSPORTATION	04/30/2026	1,907.57
34670	10144	ELBERT DISTRIBUTING INC	04/30/2026	592.91
34671	10157	FERGUSON ENTERPRISES INC	04/30/2026	520.08
34672	11320	JESSICA FIGUEROA	04/30/2026	150.00
34673	10572	FRESNO CITY COLLEGE	04/30/2026	294.00
34674	10857	FRESNO COMMUNITY HOSPITAL & M	04/30/2026	800.00
34675	12379	GILL CHEVROLET	04/30/2026	1,272.00
34676	BP-GONZ1	AURORA GONZALEZ	04/30/2026	77.00
34677	10183	GRAFIX SHOPPE	04/30/2026	335.00
34678	11358	GREAT AMERICA FINANCIAL SERVICI	04/30/2026	685.90
34679	11468	GREEN HILLS NURSERY INC	04/30/2026	560.17
34680	11120	INDUSTRIAL ELECTRICAL COMPANY	04/30/2026	1,303.44
34681	11923	JOE A GONSALVES & SON	04/30/2026	1,250.00
34682	11965	MISSION UNIFORM SERVICE	04/30/2026	2,254.62
34683	10265	MONTOY LAW CORPORATION	04/30/2026	9,753.00
34684	10272	MUTUAL OF OMAHA	04/30/2026	3,353.99
34685	10282	OFFICE DEPOT	04/30/2026	100.08
34686	11883	OR-TEC	04/30/2026	2,680.00
34687	10289	P.G.& E.	04/30/2026	222.99
34688	12523	PAMOIST PET HOSPITAL	04/30/2026	480.00
34689	12983	PLAY AND CO CA LLC	04/30/2026	450.00
34690	10309	PROFORCE LAW ENFORCEMENT	04/30/2026	174.66
34691	12765	PUBLIC SAFETY ALLIANCE	04/30/2026	450.00
34692	10324	RIVERSIDE NURSERY & LANDSCAPE	04/30/2026	205.15
34693	BP-RNR	RNR AUTOMOTIVE	04/30/2026	293.75
34694	10862	SIGNMAX	04/30/2026	187.44
34695	11650	SITEONE LANDSCAPE SUPPLY, LLC	04/30/2026	455.58
34696	12368	SPECIALTY HOSE EXPRESS LLC	04/30/2026	588.47
34697	11460	SUPERIOR POOL PRODUCTS LLC	04/30/2026	493.11
34698	10357	TAYLOR MADE IRRIGATION	04/30/2026	11.07
34699	10015	THE ADVANCE GROUP INC	04/30/2026	829.44
34700	10754	THE HOME DEPOT PRO-SUPPLY WORI	04/30/2026	1,370.03
34701	12973	TRIPLE J CLEANING SERVICES	04/30/2026	1,000.00
34702	10651	UNION PACIFIC RAILROAD COMPANY	04/30/2026	1,450.60
34703	12898	LIZBETH VILLACANA	04/30/2026	150.00
34704	12984	PATTY VILLACANA	04/30/2026	450.00
34705	10406	WEST HILLS OIL INC	04/30/2026	8,829.29

Check No	Vendor No	Vendor Name	Check Date	
			Total for 4/30/2026:	540,517.87
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	05/01/2026	11,397.01
ACH	10517	FEDERAL TAXES PAYROLL	05/01/2026	65,353.31
ACH	10518	KERMAN POLICE OFFICERS ASSN	05/01/2026	762.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	05/01/2026	292.28
ACH	10520	ICMA-RC	05/01/2026	3,984.56
ACH	10522	CALPERS	05/01/2026	47,269.53
34706	UB*02099	SANTOS CAMACHO	05/01/2026	15.97
34707	UB*02092	G & G MARKET	05/01/2026	1,490.79
34708	UB*02097	RAMANDEEP KAUR	05/01/2026	186.46
34709	UB*02088	VANESSA LUJAN	05/01/2026	141.54
34710	UB*02089	MARIA MEDINA	05/01/2026	86.75
34711	UB*02091	DOLORES MENDEZ	05/01/2026	209.61
34712	UB*02098	OR MARIA ALCALA	05/01/2026	54.08
34713	UB*02094	NANCY PARAMO	05/01/2026	86.15
34714	UB*02096	LUIS ROJAS	05/01/2026	105.40
34715	UB*02090	MARY SMITH	05/01/2026	2.23
34716	UB*02093	SADDAM ALAMARI VILLA ALAMARI	05/01/2026	183.36
			Total for 5/1/2026:	131,621.78
			Report Total (321 checks):	2,541,670.16

PAY PERIOD: April 12, 2026 - April 25, 2026

	Salary	RETRO PAY & OTHER	OVERTIME		HOLIDAY at 1/2 TIME		STANDBY		GROSS SALARY	COMP TIME EARNED
			Hours	Amount	Hours	Amount	Hours	Amount		
Grand Total	$ 280,867.48	$ 859.73	222.49	$ 12,633.95	-	$ -	84.50	$ 2,186.17	$ 296,547.32	111.79

CITY OF KERMAN
CD/Securities Portfolio
As of April 30, 2026

Institution	Account Number	Interest Rate/ Trans. Date	Opening Date	Maturity Date	6/30/2025 Book Balance	Additions/ (Deletions)	Cashed In	6/30/2026 Book Balance	Fair Value	Interest Paid
CD's:										
Pacific Member Bank Irvine	615-030525-245	5.00%	3/15/24	9/15/25	243,000.00	(243,000.00)		-	-	6,124.93
Discover Bank Greenwood	615-030525-245	3.55%	9/20/22	9/22/25	245,000.00	(245,000.00)		-	-	4,432.15
BMW Bank North Amer Salt Lake	615-030525-245	0.50%	9/25/20	9/25/25	249,000.00	(249,000.00)		-	-	627.62
Bank of Hapoalim B M New York	615-030525-245	5.05%	4/24/24	10/29/25	200,000.00	(200,000.00)		-	-	5,063.84
Flagstar Bank National Association	615-030525-245	5.20%	6/11/24	1/13/26	243,000.00	(243,000.00)		-	-	7,408.50
US Government Bonds										
Federal Home Loan Bank	615-030525-245	5.00%	10/29/24	10/30/29	500,000.00	(500,000.00)		-	-	6,250.00
Federal Home Loan Bank	615-030525-245	4.80%	5/28/25	5/15/28	500,000.00	(500,000.00)		-	-	5,133.33
Federal Home Loan Bank	615-030525-245	4.50%	6/30/25	6/23/28	280,000.00	(280,000.00)		-	-	2,905.00
Federal Home Loan Bank	615-030525-245	4.50%	3/24/25	3/24/28	251,000.00	(251,000.00)		-	-	5,647.50
Federal Home Loan Bank	615-030525-245	4.75%	10/30/24	10/30/29	500,000.00	(500,000.00)		-	-	11,875.00
Federal Home Loan Bank	615-030525-245	4.50%	1/30/25	7/30/27	500,000.00	(500,000.00)		-	-	16,875.00
Federal Home Loan Bank	615-030525-245	4.52%	5/7/25	11/7/28	503,000.00	(503,000.00)		-	-	11,367.80
Federal Home Loan Bank	615-030525-245	5.00%	5/28/25	5/14/30	500,000.00	(500,000.00)		-	-	11,527.78
Federal Home Loan Bank	615-030525-245	4.55%	8/19/25	8/19/30		-		-	-	7,899.31
Federal Home Loan Bank	615-030525-245	4.50%	7/30/25	7/28/28		-		-	-	11,125.00
Federal Home Loan Bank	615-030525-245	4.00%	10/30/25	10/30/28		-		-	-	6,000.00
Federal Home Loan Bank	615-030525-245	4.20%	9/24/25	9/13/30		750,000.00		750,000.00	748,147.50	14,787.50
Federal Home Loan Bank	615-030525-245	4.00%	10/15/25	10/15/29		535,000.00		535,000.00	530,736.05	10,700.00
Federal Home Loan Bank	615-030525-245	4.00%	4/22/26	10/22/29		600,000.00		600,000.00	597,384.00	11,466.67
Federal Home Loan Bank	615-030525-245	4.00%	2/27/26	2/27/30		600,000.00		600,000.00	595,746.00	-
Federal Home Loan Bank	615-030525-245	4.20%	11/26/25	11/26/29		525,000.00		525,000.00	520,857.75	-
Federal Home Loan Bank	615-030525-245	4.15%	11/28/25	5/28/26		525,000.00		525,000.00	520,590.00	-
Federal Home Loan Bank	615-030525-245	4.15%	1/28/26	1/28/31		750,000.00		750,000.00	744,225.00	-
Federal Home Loan Bank	615-030525-245	4.10%	12/30/25	12/30/30		500,000.00		500,000.00	494,245.00	-
United Security Bank CD										
United Security Bank	1317802	4.75%	2/2/24	2/2/26	250,000.00			250,000.00	250,000.00	-
United Security Bank	1317802	4.75%	6/27/24	6/27/26	250,000.00			250,000.00	250,000.00	-
	Average Rate	**4.23%**								
Total CD's					**5,214,000.00**	**71,000.00**	**-**	**5,285,000.00**	**5,251,931.30**	**157,638.23**

CITY OF KERMAN
CD/Securities Portfolio
As of April 30, 2026

Institution	Account Number	Interest Rate/ Trans. Date	Opening Date	Maturity Date	6/30/2025 Book Balance	Additions/ (Deletions)	Cashed In	6/30/2026 Book Balance	Fair Value	Interest Paid
Securities America Sweep Program										
Beginning Balance					**67.00**			67.00		
	Transfers In/(Out)		7/1-7/31/25			19,482.01		19,482.01		
			8/1-8/31/25			(19,549.01)		(19,549.01)		
			9/16-9/30/25			537,687.20		537,687.20		
			10/1-10/31/25			-512413.89		(512,413.89)		
			11/1-11/28/25			-24114.73		(24,114.73)		
			12/15-12/30/25			-1154.46		(1,154.46)		
			1/1-1/30/26			11174.2		11,174.20		
			2/2-2/27/26			84.74		84.74		
			3/13-3/27/26			-11263.06		(11,263.06)		
			4/16-4/29/26			0		-		
					67.00	**(67.00)**	**-**	**0.00**	**0.00**	**-**
Local Agency Investment Fund										
Beginning Balance	98-10-400				18,458,212.85			18,458,212.85		-
	Interest	4.40%	7/15/25			202,228.94		202,228.94		202,228.94
		4.34%	10/15/25			203,843.34		203,843.34		
		4.20%	1/15/26			199,464.05		199,464.05		
		3.98%	4/15/26			186,816.86		186,816.86		
								-		-
	Transfers In/(Out)							-		
Total - LAIF		**4.23%**			**18,458,212.85**	**792,353.19**	**-**	**19,250,566.04**	**19,250,566.04**	**202,228.94**
Central Valley Money Market Acct	015030960									
Beginning Balance					3,649,281.76			3,649,281.76		
	Interest		7/31/25			247.95		247.95		247.95
			8/31/25			231.97		231.97		
			9/30/25			255.98		255.98		
			10/31/25			208.55		208.55		
			11/30/25			162.64		162.64		
			12/31/25			158.82		158.82		
			1/31/26			75.65		75.65		
			2/28/26			70.61		70.61		
			3/31/26			80.71		80.71		
			4/30/26			75.67		75.67		
	Transfers In/(Out)							-		
			10/14/25			(1,000,000.00)		(1,000,000.00)		
			12/22/25			(1,500,000.00)		(1,500,000.00)		
								-		
		0.08%						-		
					3,649,281.76	(2,498,431.45)	-	**1,150,850.31**	1,150,850.31	247.95
Subtotal All City Investments		**2.85%**			**27,321,494.61**	**(1,635,078.26)**	**-**	**25,686,416.35**	**25,653,347.65**	**360,115.12**
			Total Investments		27,321,561.61	(1,635,145.26)	-	25,686,416.35	25,653,347.65	360,115.12
								Market Value Adjustment	(33,068.70)	
								(1,635,145.26)		
								(1,635,145.26)		
								-		

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: Theresa Johnson, Community Services Director

SUBJECT: Approve Annual Renewal of Independent Instructor Agreement with Luisa Aguirre to Instruct Fee-Based Zumba Classes for the Parks, Recreation, and Community Services Department (TJ)

RECOMMENDATION: Council by motion adopt a resolution approving the renewal of the Independent Instructor Agreement with Luisa Aguirre to instruct fee-based Zumba classes and authorize the City Manager to execute the contract.

EXECUTIVE SUMMARY:

On March 26, 2025, the City Council approved the independent instructor agreement with Luisa Aguirre to instruct fee-based Zumba classes for the Parks, Recreation, and Community Services Department. Ms. Aguirre has been the contract Zumba instructor since November 7, 2017. Ms. Aguirre currently teaches five classes at the Kerman Community Center. She is licensed in Zumba and Zumba Strong through Zumba and the ZIN network.

This renewal will extend the terms of the existing Independent Instructor Agreement for one year, commencing May 13, 2026. Ms. Aguirre has reviewed the current contract with staff and agrees with the renewal, requesting that staff proceed to obtain Council approval.

FISCAL IMPACT:

Instructor compensation will continue to be paid each month for 80% of the registration fees collected.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING RENEWAL OF INDEPENDENT INSTRUCTOR AGREEMENT WITH INSTRUCTOR LUISA AGUIRRE AND AUTHORIZING CITY MANAGER TO EXECUTE

WHEREAS, the City of Kerman Parks, Recreation, and Community Services Department provides programs, classes, and events to participants of all ages at the Kerman Community/Teen Center; and

WHEREAS, Instructor Luisa Aguirre provides instruction for Zumba classes offered through the Parks, Recreation, and Community Services Department; and

WHEREAS, the City of Kerman conducted a review of the current Independent Instructor Agreement to review terms and instructor compensation; and

WHEREAS, the City Council of the City of Kerman wishes to renew the existing agreement with the Zumba Instructor Luisa Aguirre, **Exhibit 'A'**.

NOW THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The Council approves the renewal of the Independent Instructor Agreement with Luisa Aguirre and authorizes the City Manager to execute the agreement and all necessary supporting documents.
3. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana Zamudio
City Clerk

Exhibit 'A'

City of Kerman
850 S. Madera Ave
Kerman, CA 93630
559-550-0956
www.cityofkerman.org

INDEPENDENT INSTRUCTOR AGREEMENT

Instructor: Luisa Aguirre
Mailing Address: 534 S. 17th Street
City, Zip Code: Kerman, CA 93630
Work Phone: 626-264-3983
Other Phone:

Class Title: Exercise Class - Zumba

This Agreement is entered into on **May 13, 2026,** by the City of Kerman, hereinafter referred to as "City" and, Luisa Aguirre, hereinafter referred to as "Instructor". Both parties hereto agree as follows:

1. The city is responsible for managing all aspects of Zumba classes, including scheduling the classes in the Community Center, marketing, and registration.
2. The city retains an independent Instructor to conduct City-scheduled Zumba classes.
3. The instructor shall maintain the premises in a neat, clean, and sanitary condition. The instructor shall not make any alterations to the facility, whether temporary or permanent, without the City's prior written approval.
4. The Instructor shall conduct said class as indicated per this Agreement. The Parks & Recreation Department Director must approve any deviation before it is initiated.
5. The instructor agrees to conduct the class with a minimum of 5 students and a maximum of the number the facility can accommodate. The instructor may have the option of conducting the class with fewer than the minimum number of students. The instructor is required to hold the first class meeting regardless of the number of pre-registrations; a determination on class cancellation will be made by the City after the first class meeting.
6. The instructor shall be responsible for the following:
    - Provide quality instruction and class content for classes held on Mondays, Tuesdays, and Thursdays from 6:00 to 7:00 PM, and Wednesdays and Fridays from 9:00 to 10:00 AM at the Kerman Community Center
    - Class is to be conducted safely, with all students being treated with respect.
    - Be punctual and well-prepared for all scheduled class sessions.
    - Conduct yourself in a manner that is both appropriate and respectful to the public.

- Communicate with the Recreation Coordinator/Director regarding any problems or conflicts.
- Provide all necessary supplies/materials needed to conduct the class.
- Clean and secure the facility with City Staff before departure.
- Obtain a City of Kerman Business License

7. Compliance with Public Resource Code, Section 5164: a. In the event and to the extent the Contractor and/or his/her employees shall have supervisory or disciplinary authority over any minor or as part of the services to be performed hereunder, compliance with the following requirements must be met:

    a. The instructor must comply with the Public Resources Code, Section 5164, which requires them to undergo a criminal background check before the effective date of this Agreement.

    b. Evidence of compliance shall be presented to the City before this contract is signed by the City for the Instructor and all current employees.

    c. "Evidence of Compliance" under terms of this paragraph means that the result of the criminal background search method listed below reveals no convictions for the offenses listed in the Public Resources Code, Section 5164. The Instructor shall present each person to be checked to the City, who shall submit to fingerprinting pursuant to Section 11105.3 of the Penal Code. Based on the information provided, the City shall conduct a criminal background investigation of the Instructor and any of their employees who perform under this agreement. The Instructor shall pay to the City all costs incurred by the City in performing the said background investigation. The said payment shall be tendered to the City before the Instructor or any of their employees commencing performance hereunder.

    d. Failure of the Instructor to comply with the provisions of this paragraph shall be grounds for immediate cancellation or termination of this contract by the City of Kerman.

8. Term of Agreement: This Agreement shall take effect **on May 13, 2026,** and shall continue until **May 13, 2027,** unless canceled pursuant to Sections 5 and 15 of this Agreement or terminated pursuant to this Section. The City may terminate this Agreement if the Instructor fails to fulfill the requirements under this Agreement. By mutual agreement of City and Instructor, this Agreement may be extended. Conditions and fees may be negotiated at the time of extension.
9. Standard of Performance: Instructor shall perform all work at the standard of care and skill ordinarily exercised by members of the profession under similar conditions. It is understood and agreed that the Instructor has the professional skill, experience, and knowledge necessary to perform the work agreed to be performed under this Agreement and that the City relies upon the professional skills of the Instructor to do and perform the Instructor's work skillfully and professionally, and the Instructor thus

agrees to perform the work so. It is further understood and agreed that the Instructor is aware of the scope of work to be performed under this Agreement, and the Instructor agrees that such work can and shall be performed in a thoroughly competent manner.

10. City shall be responsible for the following:
    a. Instructor compensation will be paid each month in the amount of 80% of the registration fees collected.
    b. Class registrations will be handled using city-approved software (Rec1). Registrations can be received either online or in person (walk-in). Registration and waiver forms will be provided.
    c. The instructor shall receive a roster of participants registered at least once a month. Updated rosters may be provided as new participants register for class as needed.
    d. The City shall conduct marketing for the program/class. Marketing materials shall include printable media (i.e., flyers and recreation program guides), social media (i.e., City website, Facebook), and email.
11. Insurance: For activities categorized medium risk or higher, $1,000,000 liability insurance is required. A certificate of insurance and an endorsement to your policy, naming the City of Kerman as an additional insured, is required prior to your first class meeting; otherwise, your class will be cancelled.
12. The Instructor shall abide by all applicable laws, City ordinances, and general rules and regulations relating to the activities contemplated herein.
13. Both parties hereto, in the performance of the agreement, will be acting in an independent capacity and not as officers, agents, employees, partners, or joint ventures of one another. In the furnishing of the services provided for herein, the Instructor is acting solely as an independent contractor. Neither the Instructor nor any of its officers, agents, or employees shall be deemed an officer, agent, employee, joint venture, partner, or associate of the City for any purpose. The city shall have no right to control or, supervise or direct the manner or method by which Instructor will perform its work and functions. However, CITY shall retain the right to administer this Agreement to verify that the Instructor is performing its obligations by the terms and conditions thereof.
14. Instructor shall indemnify, defend, and hold City and its officers, officials, employees, agents, and volunteers harmless from and against any and all liability (direct or indirect), including any and all costs and expenses in connection herein, claims, suits, actions, damages and causes of action arising out of the work of the instructor, including, but not limited to, any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state or municipal law or ordinance, or other cause in connection with the negligent or intentional acts or omissions of Instructor, its employees, sub-Instructors, or agents, or on Account of the performance or character of this work, except for any such claim arising solely out of the active negligence, sole negligence, or willful misconduct of the City, its officers, employees, agents or volunteers, in performing the work outlined in this Agreement.
15. The instructor understands that the City reserves the right to cancel this Agreement at any time should the need arise to cancel classes for any reason, including, but not limited to, insufficient participant numbers or facility unavailability. In such circumstances, the City shall not be liable for compensation or damage to the Instructor for the remainder of this agreement.

16. This Agreement shall be terminated at the City's discretion should the Instructor fail to fulfill the requirements as specified herein.

This agreement is effective as of the date specified above, provided signatures appear below for both the City and the Instructor.

CITY OF KERMAN

_____

John Jansons, City Manager

DATE: _____

INSTRUCTOR

_____

Luisa Aguirre, Zumba Instructor

DATE: _____

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: Amendment of Authorized Position List and Job Description for Associate Planner Position (JJ)

RECOMMENDATION: Council adopt a resolution approving amendment to the Authorized Position List to delete the Assistant Planner position and add the Associate Planner position and approving the job description for the Associate Planner position.

EXECUTIVE SUMMARY:

After the housing crash in the 2000s, there was very limited development activity within the City. This resulted in a limited need for staff positions within the Planning Department. The City relied primarily on consultant services when projects did arise. However, with the increase in development activity over the years, there has been a need to have both in-house planning staff and consultants to handle the workload.

Currently, planning demands are handled by the Community Development Director (partial role in addition to Building and Code Enforcement roles), Assistant Planner, and the City's contract planner (for larger tasks). In order to retain experienced in-house staff, the City needs to provide the opportunity for growth and advancement, or risk departures. The City's FY 25/26 Authorized Position List includes an Assistant Planner, but does not include an Associate Planner position. The Community Development Department's current and future needs are best served by elimination of the Assistant Planner position and addition of the Associate Planner position, which will allow for promotion of current staff.

The amendment to the Authorized Position List and Associate Planner job description are included as **Exhibit 'A'** and **'B'**, respectively, to the resolution.

FISCAL IMPACT:

If approved, the Associate Planner position will become effective May 25, 2026. The addition of the Associate Planner, and corresponding elimination of the Assistant Planner position, will result in an increase in salaries in the amount of $947 for FY 25/26. The salary increase for FY 26/27 will be presented in the FY 26/27 budget recommendation.

ATTACHMENTS:

A. Resolution w/ Exhibits

Attachment 'A'

RESOLUTION NO. 26-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AMENDMENT TO THE AUTHORIZED POSITION LIST TO DELETE THE ASSISTANT PLANNER POSITION AND ADD THE ASSOCIATE PLANNER POSITION AND APPROVING THE JOB DESCRIPTION FOR THE ASSOCIATE PLANNER POSITION

WHEREAS, the City's Community Development Department currently has five (5) authorized positions per the FY 25/26 Authorized Position List; and

WHEREAS, the City's FY 25/26 Authorized Position List includes the position of Assistant Planner, but does not include the position of Associate Planner; and

WHEREAS, the Community Development Department's current and future needs are best served by the addition of the Associate Planner position and elimination of the Assistant Planner position; and

WHEREAS, Staff have prepared the job description for the Associate Planner position.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF KERMAN THAT:

1. The above recitals and true and correct and incorporated herein by reference.

2. The Authorized Positions List (**Exhibit 'A'**) is hereby amended to eliminate the Assistant Planner position and add the Associate Planner position.

3. The job description for the position of Associate Planner is attached as **Exhibit 'B'**.

4. The City Manager is authorized to fill the position of Associate Planner, effective May 25, 2026.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit 'A'

FY 25/26 Authorized Position List
Community Development Department

Community Development Director	1
Code Enforcement Official	1
Associate Planner	1
Assistant Planner	0
Building Official	0
Building Inspector	0
Permit Tech I	1
Permit Tech II	0
Community Development Coordinator	0
Administrative Assistant	1
Total for Community Development	**5**

Exhibit ‘B’

Associate Planner Job Description

JOB DESCRIPTION

JD Revision Date: May 5, 2026

Title	**Associate Planner**
Reports To	**Community Development Director**
Bargaining Unit	**Kerman Miscellaneous Employees Association (KMEA)**

Definition	Under general supervision, performs a wide range of complex professional-level planning tasks for current and advance planning projects; to serve as a lead planner on specific projects, instruct and review the work of assigned staff; and perform related work as required.
Distinguishing Characteristics	The associate planner performs technical professional-level job functions. Some assignments are complex, long-term projects which require advanced planning and research skills and organizational abilities to complete. The associate planner should have considerable independence in selecting work methods from a variety of standard methods or procedures. Instructions given by the supervisor generally do not provide all of the information needed to complete the assignment. Expected to resolve most problems confronted through the application of judgment and precedent, referring to the supervisor those which involve the establishment of new procedures, which involve solutions which are inconsistent with departmental procedures and policies, or may cause controversy.
Examples of Duties	• Perform professional work in the field of current and advanced planning, zoning, design review, and economic development. • Compile, analyze, and interpret social, economic, environmental, demographic, housing, and land use data and trends. • Design and prepare maps, charts, and graphs • Conduct research and analysis of progress relative to the City's General Plan • Prepare and administer revisions to planning and zoning regulations • Develop comprehensive plans and programs for utilization of land and physical facilities of the City, such as specific plans, master plans, etc. • Process, review, analyze, and make recommendations on applications for land use entitlements such as variances, administrative use permits, conditional use permits, tentative maps, zone changes, and general plan amendments • Review development proposals and other requests made to the department for conformance with appropriate regulations and prepares reports • Communicates and coordinates with City departments and outside agencies on new development proposals and other planning and land use matters • Prepare reports for the Planning Commission, City Council, and other committees and commissions • Make presentations to the Planning Commission, City Council, and other committees and commissions • Attend and represent the City at various outside meetings and events • Develop and conduct community meetings, workshops, charrettes, etc. • Review various planning, engineering, and environmental reports to ensure the City's goals, policies, and regulations are complied with and any findings are in the best interest of the City

	• Perform environmental analysis, assess impacts, make findings, and prepare necessary documentation for legal compliance • Confer with and advise property owners, architects, builders, contractors, engineers and general public regarding City development regulations, policies, and standards • Interpret local zoning and land use ordinances • Review business license applications for compliance with zoning and related regulations • Responsible to assign, delegate, check and correct the work of subordinates • Report to the supervisor problems encountered in the assigned work and progress in completing work assignments • Design and prepare departmental forms • Administers consultant contracts • Participate in the administration and enforcement of zoning and planning regulations through code enforcement • Act as technical advisor to other personnel as required • Perform other related duties as required.

Qualifications

Knowledge Of	• Principles and practices of planning and zoning • Local, State, and Federal planning and zoning laws, policies, procedures, ordinances, regulations, and codes • Research methods as applied to the collection, tabulation, and analysis of statistics affecting planning • Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases • Record keeping methods • Effective leadership methods • Appropriate safety precautions and procedures
Ability To	• Collect, tabulate, and compute planning statistics • Organize and conduct various planning research studies • Read, comprehend, interpret, and explain planning and zoning laws and ordinances • Effectively meet and interact with developers, contractors, the public, and employees • Understand pertinent procedures and functions quickly and apply them without immediate supervision • Maintain accurate records • Read, understand, and apply difficult materials • Understand and carry out oral and written instructions • Communicate clearly and concisely, both orally and in writing • Establish and maintain effective working relationships with those contacted in the course of work • Assign, check, correct, and participate fully in the work of subordinates
Education	Graduation from an accredited college or university with a Bachelor's Degree in Planning, Public Administration, Geography, Architectural Design, Environmental Studies, or a closely related field.
Experience	A minimum of two (2) years of full-time professional planning experience as an Assistant Planner or a comparable position.

Special Qualifications

Driver's License	Possession of a valid California Class C Driver License is required. Individuals who do not meet this requirement due to physical disability will be reviewed on a case-by-case basis.
Certifications	American Institute of Certified Planners (AICP) designation is highly desirable.

Supplemental Information

Environment	Job functions are performed in an office (primarily), outdoor, and driving environments; Exposed to outdoor cold and hot temperatures, and inclement weather conditions at times; extensive public contact.
Physical Demands	Light work in an office setting. Lifting, carrying and/or pushing 50 pounds maximum.
Meetings/Events	Required to attend occasional evening meetings; and is required to travel within and out of the City to attend meetings.
Probationary Period	Twelve (12) months

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: John Jansons, City Manager

SUBJECT: Resolution Approving Fourth Amendment to Consultant Services Agreement with Blais & Associates for Grant Writing and Management Services (JAJ)

RECOMMENDATION: Council adopt resolution approving Fourth Amendment to Consultant Services Agreement with Blais & Associates for grant writing services and management services.

EXECUTIVE SUMMARY:

The City of Kerman entered into a Consultant Services Agreement (CSA) with Blais & Associates (B&A) for grant writing and management services on July 7, 2020. A Third Amendment was approved by City Council May 10, 2023. To continue services without interruption, a Fourth Amendment is now recommended.

DISCUSSION:

The City desires to continue to work with Blais & Associates (B&A) so that it can continue to apply for, and potentially receive, additional grant funds for various priority projects and programs. Continuation of the contract with B&A will afford the City grant management and reporting support services as needed on existing grants received by the City since 2020. The City of Kerman is extremely satisfied with the performance of B&A to date, during which nearly $10 million dollars in grant funds were secured for priority projects in Kerman.

Over the term of the contract, B&A has won significant grants for the City including: $7.25 million dollars from the California Department of Agriculture for the Kerman Resiliency Center (Multi-Generational – Senior Center), a CALTRANS Clean California award for Madera Ave / CA 145 corridor beatification, awards for Animal Control materials and supplies and B&A currently working on an application to CALTRANS for the Active Transportation Program - Safe Routes to Schools.

FISCAL IMPACT:

The recommended Fiscal Year 26-27 City budget will include funds in the amount of $40,000 for grant services in FY 26/27. The additional years of service proposed in this amendment will be budgeted annually with a funding recommendation each year and an amendment to the agreement.

ATTACHMENTS:

A. Resolution w/Exhibits

Attachment 'A'

RESOLUTION NO. 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING FOURTH AMENDMENT TO CONSULTANT SERVICES AGREEMENT WITH BLAIS AND ASSOCIATES FOR GRANT WRITING AND MANAGEMENT SERVICES

WHEREAS, the City of Kerman entered into a Consultant Services Agreement (CSA) with Blais and Associates on July 7, 2020; and

WHEREAS; this CSA was extended and funded in FY 21/22 through to June 30, 2022 by a First Amendment and to June 30, 2023 by a Second Amendment; and

WHEREAS, the proposed FY 26/27 City Budget provides for continuation of grant services through June 30, 2026 by an approved Third Amendment to the CSA ; and

WHEREAS, **Exhibit 'A'** to this Resolution presents a Fourth Amendment to extend the CSA through June 30, 2029 , with a proposed amount of up to $40,000 for Fiscal Year 26/27 only; and

WHEREAS, additional funding for subsequent years will be recommended for Years 2 and 3 depending on available resources and a schedule of work at that time; and

WHEREAS, contract amendments will be presented for Years 2 and 3 if funding is available; and

WHEREAS, the City continues to desire professional grant writing, management and support services by approving a Fourth Amendment to the CSA; and

WHEREAS, Blais and Associates has a track record of success in assisting Kerman in obtaining over $9.8 Million in grant funds for priority projects in Kerman (**Exhibit 'B'**: Roll-Up Report).

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The foregoing recitals are true and correct.

2. The City Council hereby approves the Fourth Amendment to the Consultant Services Agreement with Blais and Associates (**Exhibit 'A'**) which is attached hereto as **Exhibit 'A'** to this resolution in the amount of $40,000 for FY 26/27 (Year One of the extension).

3. The City Manager is authorized to execute the Fourth Amendment to Consultant Services Agreement with Blais & Associates for professional grant writing, management services and make any minor clerical corrections with approval of City Attorney to the required documents necessary to effectuate Amendment.

4. This resolution shall be effective immediately upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
City Clerk

Exhibit 'A'

FOURTH AMENDMENT TO AGREEMENT WITH BLAIS & ASSOCIATES FOR GRANT WRITING AND MANAGEMENT SERVICES

The City of Kerman ("City") and Blais & Associates (Consultant) agree to enter this Fourth Amendment to Agreement for Grant Writing and Management Services.

R E C I T A L S

WHEREAS, on July 7, 2020, the City of Kerman (CITY) entered into an agreement with Blais & Associates (CONSULTANT) for grant writing and management services (hereinafter "Agreement"); and

WHEREAS, on November 10, 2021, a First Amendment was approved to fund and extend services through June 30, 2022.

WHEREAS, on July 27, 2022, a Second Amendment was approved to fund and extend services through June 30, 2023.

WHEREAS, on May 10, 2023, a Third Amendment was approved to fund and extend services through June 30, 2026.

WHEREAS, City and Consultant desire to extend the Agreement through June 30, 2029, with a funding recommendation of $40,000 for FY 26/27 subject to final approval by City Council in the adopted FY 26/27 Budget.

WHEREAS, funding for future fiscal years is subject to annual funding approval at that time depending on available resources approved by City Council and schedule of work required.

AMENDMENT

1. Section 2 of the Agreement is amended to read:

   Section 2. Term of Agreement. This Agreement shall be effective from July 1, 2026, to June 30, 2029, subject to any earlier termination in accordance with this Agreement and subject to City Council's approval of the 26/27 Fiscal Year Budget.

2. Section 3 of the Agreement is amended to read:

   Section 3. Compensation. CONSULTANT'S sole compensation for satisfactory performance of all services required or rendered pursuant to this Agreement shall reflect the 2026 -2027 rate schedule **(Attachment 'A')** on a time and material basis or fixed quote in an amount not to exceed $40,000 for FY 26/27. This shall apply to Year One only. A contract amendment will be required for Years Two and Three.

3. Except as amended by this Fourth Amendment, all other terms and conditions of the Agreement for grant writing and management services shall remain in full force and effect.

4. This Fourth Amendment extending the Agreement shall be effective July 1, 2026.

IN WITNESS HEREOF, the Parties have caused this Forth Amendment to the Agreement to be executed by their duly authorized representatives as set forth below.

CITY OF KERMAN

_____
John Jansons, City Manager

DATE: _____

BLAIS & ASSOCIATES

_____
[Name]
[Title]

DATE: _____

Attachment 'A':

FY 26-27 Rate Schedule

FEE SCHEDULE

Regular ongoing grant monitoring and unlimited access to B&A grant team for research requests and questions.

Task	Description	Frequency	Monthly Cost	Annual Cost
MONTHLY COSTS				
Grant Research & Consultation, Monitoring, and Fact Sheets	Develop Grant Strategic Plan; Align with known grant opportunities; Develop summary table and schedule. Monitor/send targeted grant opportunities, summaries, and fact sheets; Develop Monthly Grant Activity Reports (GARs); Scheduled calls to review opportunities and grants in-progress; Go/no-go consultation; Coordination calls; Develop Year-End Grant Roll-Up Reports.	Monthly Fixed Fee	$2,559	$30,708
		Fixed Monthly/Annual Budget	$2,559	$30,708

B&A HOURLY BILLING RATES

Personnel	Hourly Rate
Associate Grant Staff	$145
Senior Associate Grant Staff	$180
Technical Director	$230

STANDARD FEE SCHEDULE

Description	Fee
Professional Services	Fixed Fee
External Consultants (e.g., BCA analysis)	Cost – no markup
Mileage	Prevailing standard IRS rate
Travel (tolls, taxi, airfare, hotel)	Cost – no markup
Printing, Copying, Binding, etc.	Cost – no markup
Shipping, Express Mail, or Courier	Cost – no markup

B&A performs work on a fixed fee not-to-exceed basis. Each project is independently analyzed to determine the projected scope of work. B&A provides a fixed fee not-to-exceed quote for client review and approval prior to beginning work. Any additional one-off requests or activities that fall outside of the scope of work are performed and billed at a time and materials basis. This streamlined approach enables B&A to serve as a good steward of the client's capital resources and be the most efficient and effective grant services provider possible. B&A may adjust rates annually to align with the cost of doing business. All external consultant fees and direct out-of-pocket expenses are billed at cost (without markup).

Our proposed rates remain valid for a period of 90 calendar days from the date of submission of this fee schedule. Invoices are provided monthly and are payable within 30 days of receipt.

B&A actively integrates the following "cost saving" practices into its operational procedures:

- All out-of-pocket expenses are billed at cost, with no markup to our clients.
- B&A utilizes company discounted commercially available printing services (e.g., Staples), as needed, for bulk printing, copying, and binding support, to minimize direct costs.
- B&A utilizes company discounted commercially available shipping and delivery services (e.g., FedEx, UPS, or USPS), as needed, for delivery of hard copy materials, significantly reducing expenses.
- Receipts for direct expenses can be provided upon request.

Exhibit 'B'

City of Kerman, CA

July 2020- April 2026

Total grant funds awarded: $9,899,856
Total pending requests: $1,597,087

1 Competitive Grants Awarded

	Grant Agency, Program	*Award Year*	*Amount*
1.1	California Department of Justice, Tobacco Grant Program- Youth Tobacco Enforcement	2020	$527,174
1.2	California Department of Transportation (Caltrans), Clean California Local Grant Program, Madera Avenue Streetscape	2022	$488,747
1.3	California Office of Emergency Services (CalOES), Community Power Resiliency -Critical Well Sites Generators	2020	$300,000
1.4	Caltrans, Sustainable Transportation Planning Grant-Kerman SRTS and ADA Transition Plan	2021	$198,307
1.5	California Department of Housing and Community Development (HCD), Local Early Action Program (LEAP)-Kerman Local Early Action Program	2021	$65,000
1.6	California Department of Food and Agriculture, Kerman Multi-Generation Resilience Center	2023	$7,250,000
1.7	State Budget Requests Senator Caballero Hart Ranch Park	2023	$1,000,000
1.8	California Energy Commission Automated Solar Processing App	2024	$40,000
1.9	San Joaquin Valley Regional Planning Agencies San Joaquin Valley Blueprint Awards	2024	No Amount
1.10	California Department of Justice Tobacco Grant Program- Youth Tobacco Enforcement	2025	$30,628
	Total Funding Awarded		**$9,899,856**

2 Grant Applications Under Review and Other Pending Requests

	Grant Agency, Program, Potential Project	*Request*
2.1	Bureau of Reclamation Water & Energy Efficiency Grant Program 2025	$1,597,087
	Total Funding Pending	**$1,597,087**

3 Other Blais & Associates Activities

3.1 Develop monthly Grant Activity Reports, review with City staff when requested
3.2 Assist staff in reviewing potential projects for highly competitive applications
3.3 Maintain working "Wish List" of emerging needs and known priority projects to identify potential funding sources
3.4 Track federal, state, and regional funding announcements and develop Fact Sheets for staff's consideration
3.5 Assist staff in facilitating collaborative partnerships, community relationships, and support letters for grant applications
3.6 Pre-positioning recommendations provided to staff for growing long-term capacity to win future grant awards
3.7 If requested, grant management support for post award compliance, progress reporting, and grant reimbursements

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Award of Contract for the Plaza Veterans Park Restroom CDBG Project to Harris Development Corp. doing business as HBC Enterprises (JG)

RECOMMENDATION: Council by motion adopt the resolution:

1. Awarding the Plaza Veterans Park Restroom CDBG Project to Harris Development Corp. doing business as HBC Enterprises in the amount of $77,444.28; and

2. Authorizing a 10% construction contingency in the amount of $7,750.00; and

3. Authorizing the City Manager to sign the construction contract on behalf of the City; and

4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

EXECUTIVE SUMMARY:

Plaza Veterans Park Restroom CDBG Project (Project), will install a prefabricated restroom at the existing non-functional restroom located on the south side of B Street. The work will also include demolition, grading, concrete work and connection of utilities.

The restroom building was pre-procured outside the construction contract awarded herein, in the amount of $101,793.00 using the city's cooperative procurement process.

On March 11, 2026, the City advertised a request for bids with three contractors submitting by the April 8, 2026, 2:00 PM deadline. The results are as follows:

Contractor	Base Bid
Harris Development Corp. dba HBC Enterprises	$77,444.28
JT2 Inc dba Todd Companies	$81,750.00
Alpha1, Engineering P.C. dba Aplha1	$104,680.00

HBC Enterprises' bid amount is within reasonable exceedance of the engineer's construction estimate of $73,000. Staff has reviewed the bid submitted by HBC Enterprises and determined it to be responsive and HBC Enterprises to be a responsible contractor.

FISCAL IMPACT:

The total estimated Project cost is $275,500 including design, prefabricated restroom procurement, construction, construction engineering, and contingency. The Project will be funded from Community Block Development Block Grant Funds and local match dollars.

ATTACHMENTS:

A. Resolution

Attachment 'A'

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN AWARDING CONTRACT FOR THE PLAZA VETERANS PARK RESTROOM CDBG PROJECT TO HARRIS DEVELOPMENT CORP. DOING BUSINESS AS HBC ENTERPRISES

WHEREAS, the Invitation to Bid for the Plaza Veterans Park Restroom CDBG Project, was published in the Kerman News on March 11, 2026 and was sent electronically and mailed to all construction trade journals specified for the City by the California Uniform Construction Cost Accounting Commission in accordance with the City's Formal Contract Procedures and California Public Contract Code Section 22037; and

WHEREAS, the Project consists of installation of a prefabricated restroom building including demolition, grading, concrete work and connection of utilities on the south side of B Street; and

WHEREAS, the following bids for the Project were publicly opened and read aloud at the Kerman City Hall on April 8, 2026 at 2:00 PM:

Contractor	Base Bid
Harris Development Corp. dba HBC Enterprises	$77,444.28
JT2 Inc dba Todd Companies	$81,750.00
Alpha1, Engineering P.C. dba Aplha1	$104,680.00

WHEREAS, the City Engineer's Estimate was $73,000.00 for the Base Bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows:

1. The foregoing recitals are true and correct and incorporated by reference.

2. Upon the recommendation of the City Engineer, the Council awards the Plaza Veterans Park Restroom CDBG Project to Harris Development Corp. doing business as HBC Enterprises, 1840 Shaw Avenue, Suite 105-08, Clovis, CA 93611 in the amount of Seventy-Seven Thousand Four Hundred and Forty-Four Dollars and Twenty-Eight Cents ($77,444.28) and approves the contract which is incorporated by reference.

3. The City Manager is authorized to sign the City's standard form of agreement for construction projects, as contained in the bid package on behalf of the City of Kerman.

4. The City Manager is authorized to sign change orders, up to the additional contingency amount, on behalf of the City.

5. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
City Clerk

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: Jenna Chilingerian, Contract Planner

SUBJECT: Harvest Estates Residential Project: General Plan Amendment (GPA 2025-01), Pre-zone/Rezone (REZ 2025-01), Vesting Tentative Subdivision Map (TSM 2025-01), Annexation (ANX 2025-01), and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels totaling approximately 88.93 acres, 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 (025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S) (JC)

RECOMMENDATION: Council consider the second reading of the ordinance, adoption of the Vesting Tentative Subdivision Map Resolution, Annexation Initiation Resolution; deliberate; and:

1. Waive the full reading and adopt an Ordinance of the City Council of the City of Kerman amending the official zoning map to pre-zone five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, and 020-120-17S, totaling approximately 88.93 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue; and

2. Adopt A Resolution of the City Council of the City of Kerman approving Vesting Tentative Subdivision Map 2025-01 to subdivide three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, and 025-130-60S into 183 single-family lots and one (1) commercial remainder parcel located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue totaling approximately 54.2 acres; and

3. Adopt A Resolution of the City Council of the City of Kerman initiating annexation of five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.93 acres and adjacent right-of-way from the County of Fresno into the Kerman City Limits, and detach the annexation area from the Kings River Conservation District, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue (ANX 2025-01).

EXECUTIVE SUMMARY:

The Council conducted a duly noticed public hearing on April 22, 2026, on the Harvest Estates Residential Project which is described in the subject line above. At the conclusion of the public hearing and after deliberations, the Council approved the resolution adopting and certifying the Mitigated Negative Declaration and amending the General Plan for the Project and introduced the

ordinance that amends the Zoning Map. The related vesting tentative subdivision map, and annexation initiation were also presented at the meeting; however Council did not take action on those matters. At this meeting, the Council is asked to (i) conduct second reading and adopt the ordinance, (ii) adopt the resolution approving the vesting tentative subdivision map, (iii) adopt the resolution initiating resolution initiating annexation as noted in the Recommendation above.

BACKGROUND:

North Kerman LLC (Applicant) proposes General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, Annexation (ANX) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.93 acres, 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 Project would result in the amendment of the General Plan Land Use Map for approximately 54.2 acres (APNs 025-130-48, 025-130-47, 025-130-60S), pre-zoning of approximately 88.93 acres (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S), subdivision of approximately 54.2 acres for future single-family ("Harvest Estates") and commercial development (APNs 025-130-48, 025-130-47, 025-130-60S), and annexation of approximately 88.9 acres (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S) from the County of Fresno to City of Kerman. Future development of the Project area would require additional entitlements, including but not limited to a Development Plan Permit, Conditional Use Permit, and Site Plan Review. The General Plan Amendment and associated Mitigated Negative declaration were adopted by the City Council on April 22, 2026.

APPLICABLE CODES AND PROCEDURES:

KMC Title 16 – Subdivisions
KMC 17.10 – Residential Zones
KMC 17.12 – Commercial, Office, and Mixed-Use Zones
KMC 17.18 – Combining Zones
KMC 17.20 – General Site Planning and Development Standards
KMC 17.98 – CEQA Procedures
KMC 17.112 – Amendments and Rezones
KMC 17.116 – Public Notices and Hearings
Public Resource Code – 21000 et seq.

<u>Site Location</u>
The Project area is currently in the jurisdiction of the County of Fresno, California, but within the City's Sphere of Influence (SOI). The 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, consisting of five (5) parcels that total approximately 88.93 acres. The area is identified by the Fresno County Assessor as Assessor's Parcel Numbers (APNs) 025-130-48 (19.61 acres), 025-130-47 (19.56 acres), 025-130-60S (15.07 acres), 020-120-11 (20 acres), and 020-120-17S (14.69 acres). The Project Vicinity Map is shown in **Attachment 'A'**.

Setting and Surrounding Uses

As referenced in **Table 1**, the Project area is surrounded by existing agricultural land and single-family residences, existing commercial uses, and by a combination of existing agricultural land, single-family residences, and Harvest Elementary School. There are also several existing single-family residences within a quarter-mile proximity to the Project area boundaries, generally located along West Nielsen Avenue, North Madera Avenue, North Vineland Avenue, and West Whitesbridge Road (State Route 180).

The properties to the north are currently planned as Urban Reserve, properties to the east are planned as Medium Density Residential and Ponding Basins, properties to the south are planned General Commercial, Regional Commercial, Service Commercial, and Schools/Institutional and properties to the west are planned for Medium Density Residential and General Commercial. All the surrounding properties are either in Kerman City Limits or Sphere of Influence, except for the Urban Reserve planned land to the north, which is outside City Limits and the Sphere of Influence. The Aerial Photograph and Physical Setting of the Project area is shown in **Attachment 'B'.**

Table 1. Existing Land Use, General Plan Designation, and Zone District of Surrounding Properties

Direction from site	Existing Land Use	General Plan Designation	Zone District
North	Agriculture	Urban Reserve (County)	AE-20 – Agriculture Exclusive, 20 acre (County)
East	Agriculture	MDR – Medium Density Residential, Ponding Basins	AE-20 – Agriculture Exclusive, 20 acre, AL-20 – Agriculture Limited, 20 acre (County)
South	Commercial	GC – General Commercial, RC- Regional Commercial, SC- Service Commercial, and Schools/Institutional (S/I)	AL-20 – Agricultural Limited, 20 acre (County), CG- General Commercial, and CS – Service Commercial
West	Agriculture; School (Harvest Elementary)	GC – General Commercial, MDR - Medium Density Residential	AE-20 – Agriculture Exclusive, 20 acre, AL-20 – Agriculture Limited, 20 acre (County)

General Plan Land Use Designation

The Project area has a City of Kerman 2040 General Plan land use designation of MDR – Medium Density Residential and GC – General Commercial. The General Plan Land Use Map for the Project area is shown in **Attachment 'C'**.

Zone District

The Project area is located within the City's Sphere of Influence but since it is outside City limits, the site is zoned by the County. The site is within the County of Fresno's Agricultural Exclusive – 20 Acres (AE-20) and Limited Agricultural – 20 Acres (AL-20) zone district. The Zoning Map for the Project area is shown in **Attachment 'D'.**

PROJECT ANALYSIS:

General Plan Amendment 2025-01

General Plan Amendment 2025-01 would modify the General Plan land use designations on approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) to adjust the balance and spatial arrangement of Medium Density Residential (MDR) and General Commercial (GC) land uses while maintaining an overall mix of residential and commercial uses consistent with the City's long-term planning objectives.

The amendment would increase the MDR-designated area from approximately 29 acres to approximately 31 acres and decrease the GC-designated area from approximately 24 acres to approximately 21 acres, shifting the GC designation from the western portion of the site to the northern portion as shown on the Proposed Land Use Map (**Attachment 'G'**). The proposed configuration of land uses supports orderly growth by locating residential uses contiguous with existing and planned neighborhoods while positioning future commercial uses along the northern frontage where they can capitalize on visibility and access, consistent with the intent of the MDR and GC designations. The General Plan Amendment necessitates concurrent prezoning/rezoning of APNs 025-130-48, 025-130-47, and 025-130-60S to zoning districts that are compatible with the modified land use pattern to ensure consistency between the General Plan and Zoning Map.

Within the MDR-designated portion of the site, the Project proposes development of the "Harvest Estates" residential subdivision (Vesting TSM 2025-01) comprising 183 single-family residential lots on approximately 31.28 acres, resulting in a residential density of approximately 5.85 dwelling units per acre, which falls within the allowed MDR density range of 5 to 12 units per gross acre and is compatible with the MDR designation's intent to accommodate a mix of single-family and small-lot multifamily housing types. The MDR portion of the site is proposed to be prezoned/rezoned to the SD-R-3.5 zoning district, which is compatible with the MDR land use designation and will allow implementation of the planned residential neighborhood consistent with applicable development standards.

No specific development is proposed at this time on the portion of the site designated GC; however, the GC area would be prezoned/rezoned to the CG zoning district, which is a zoning district compatible with the GC designation and intended for shopping centers, retail, office, and service commercial uses with appropriate landscaping, off-street parking, signage regulation, and site plan review. The GC area is proposed to be shifted from what is currently shown on the General Plan Land Use Map to a "massed" area at the southeast corner of Nielsen and Madera to accommodate potentially larger retailers or a full shopping center. Being located at the corner will also allow for access options from Nielsen Avenue once improved, as Caltrans will look to limit access points to Madera. Future commercial development in the GC/CG area would be subject to the development standards in KMC Section 17.12-2 and other applicable Zoning Code provisions, ensuring that subsequent projects undergo discretionary review to confirm consistency with the General Plan, compatibility with adjacent residential uses, and conformance with circulation, access, and design requirements.

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 (CG) zoning districts, resulting in ± 57 acres zoned SD-R-3.5 and ± 31 acres zoned CG. For APNs 020-120-11 and -17S, the proposed SD-R-3.5 and CG zoning would be consistent with the 2040 Kerman General Plan land use designations for these parcels. The proposed SD-R-3.5 and CG zoning for APNs 025-130-48, -47, and 60S would also be consistent with the General Plan land use designations, as amended by GPA 2025-01. The Proposed Zoning Map is provided in **Attachment 'H'**.

The proposed SD-R-3.5 zoning on APNs 025-130-48, -47, and 60S aligns with the amended MDR designation, facilitating the planned "Harvest Estates" residential subdivision (Vesting TSM 2025-01) of 183 single-family lots at 5.85 dwelling units per acre (within the MDR range of 5-12 units/acre and SD-R-3.5 maximum of 12 units/acre), while the CG zoning on the northern 21-acre portion and remaining areas implements the amended GC designation for future retail, office, and service commercial development. This zoning configuration enhances walkability, connectivity, and open space in residential areas while positioning commercial uses for visibility and access. All future developments are subject to a Development Plan Permit or Site Plan Review, KMC Section 17.18.030 (SD standards), and KMC Section 17.12-2 (commercial standards) to ensure compliance with density, FAR (maximum 1.0 for CG), landscaping, parking, and site design requirements.

The SD-R-3.5 combining zone advances General Plan implementation for MDR lands by requiring comprehensive residential designs that address housing affordability, urbanization of farmland, air quality, and traffic through higher densities, mixed housing types, and superior aesthetics compared to conventional subdivision patterns, with lot sizes for the proposed 183-lot Vesting Tentative Subdivision Map (Vesting TSM) 2025-01 ranging from 3,628 to 9,146 square feet to meet average density goals. The CG zone district accommodates shopping centers, restaurants, medical offices, and personal services at up to 1.0 FAR while meeting the minimum 6,000-square-foot parcel size for new lots, including the proposed 21-acre commercial remainder parcel with 1.27 acres for a temporary ponding basin as shown in **Attachment 'I'**. This pre-zone/rezone facilitates phased subdivision under Vesting TSM 2025-01 (including 1.22 acres of parkland and paseos), ensures lot averaging conforms to Zoning standards, and integrates with annexation and General Plan processes to support the City's Regional Housing Needs Allocation on Sphere of Influence lands.

Vesting Tentative Subdivision Map 2025-01

Vesting Tentative Subdivision Map 2025-01 (Tentative Tract Map No. 6509) would subdivide approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) into 183 single-family residential lots ("Harvest Estates") ranging from 3,628 to 9,797 square feet and one remainder parcel designated for future commercial development, achieving a residential density of 5.85 dwelling units per acre across the 31.28-acre MDR-designated portion consistent with the SD-R-3.5 zoning and MDR land use standards (5-12 units/acre). The subdivision incorporates approximately 1.22 acres of dedicated parkland and paseos to enhance walkability, connectivity, and open space within the "Harvest Estates" neighborhood as required by the Smart Development (SD) combining zone standards in KMC Section 17.18.030, with lot averaging designed to meet Zoning Ordinance development criteria. The proposed Vesting TSM, provided as **Attachment 'I'**, facilitates a phased residential buildout on land prezoned SD-R-3.5 under REZ 2025-01, with building permits

conditioned on prior approval of a Development Plan Permit to ensure compliance with design, landscaping, and infrastructure standards.

The approximately 21-acre commercial remainder parcel, aligned with the GC/CG zoning and land use designation, reserves land for future retail, office, and service commercial uses at up to 1.0 FAR while accommodating a 1.27-acre temporary retention basin to manage stormwater runoff from the residential subdivision and eventual commercial development through evaporation and percolation, as detailed in **Attachment 'I'**. This configuration supports the City's growth objectives by providing housing to meet RHNA obligations alongside complementary commercial opportunities.

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) and adjacent right-of-way from the County of Fresno into the Kerman City Limits and detach the annexation area from the Kings River Conservation District. Annexation 2025-01 requires pre-zoning to City zoning districts consistent with these General Plan land use designations. The Annexation Boundary is provided in **Attachment 'J'.**

The proposed annexation satisfies all City/County Memorandum of Understanding (MOU) and LAFCO requirements. Located entirely within the adopted Sphere of Influence (SOI), the Project implements General Plan Policy LU-3.2 (Urban Form) by providing 183 single-family lots (5.85 du/ac) toward RHNA obligations, 1.22 acres parkland/paseos, infrastructure upgrades, and future commercial uses while connecting to City services without growth obstacles. The annexation is consistent with General Plan Policies LU-1.4, 1.6, 2.3, 3.2-3.4, 4.1, 4.4-4.5, 5.5, with Mitigated Negative Declaration (ENV 2025-02) confirming all impacts less than significant with the Mitigation Monitoring and Reporting Program, including agricultural buffers. VTSM 2025-01 covers 54.2 acres, with 31.28 acres proposed for residential development (35% [31.28/88.93 acre annexation area] > 25% threshold), advances 6th Cycle RHNA on SOI lands, and creates no islands/peninsulas per LAFCO Policy 102-01.

There are two current Williamson Act contracts, Agricultural Preserve (AP) No. 2755 and AP No. 6920, pertaining to APNs 025-130-48 and 025-130-47, with valid protests pursuant to Government Code Section 51243.5 (AP No. 2755 protest adopted February 16, 1971; AP No. 6920 protest adopted January 6, 1983), and as a result, upon annexation into Kerman City Limits, both contracts would automatically terminate without cancellation fees.

In accordance with the MOU between the City/County, the City is required to issue a notice of intent to annex and request a finding of consistency with the MOU at least 30 days prior to filing the annexation application with the Fresno County Local Agency Formation Commission (LAFCO). Upon approval by Kerman City Council, the proposed annexation will be processed by Fresno County LAFCO consistent with its adopted policies promoting logical boundaries, efficient service delivery, and orderly, phased annexation within adopted spheres of influence.

Land Use Plans and Policies

The 2040 General Plan includes policy recommendations related to the various physical development aspects of the community. The policies are supported by a set of goals and objectives. The City Council shall refer to the General Plan's policies, goals, and objectives when deciding on this

request. Through the Project and development review process and in collaboration with other City departments and outside agencies, the Project has been designed to comply with the City's General Plan goals, policies, and objectives. As proposed, the Project will be consistent with the Kerman 2040 General Plan goals and objectives related to land use and the urban form. Below are excerpts from the General Plan that are relevant to this Project, with discussion of the Project's consistency.

General Plan Policy LU-1.4. Limit Residential Development Along Highways: *The City shall limit residential development from fronting State Highway 145 and State Highway 180 to ensure public safety. Residential development along these facilities shall be designed and buffered to reduce noise and air pollutant impacts to the maximum extent reasonably feasible and consistent with CEQA review.*

The Project proposes a General Plan Amendment to amend the planned land use designations for APN 025-130-48, 025-130-47, and 025-130-60S. The MDR planned portion of the site would be adjusted to have frontage along North Madera Avenue, replacing the current GC portions, while APN 025-130-60S would retain and expand its GC designation. No residential lots will face or have direct access to Madera Avenue. As a condition of approval, a 30-foot landscape and sidewalk buffer will be required between the edge of the roadway and the masonry sound wall at the rear of the residential lots. Future residential development of the portions of the site planned for residential use would be subject to compliance with the applicable development standards for the underlying zone district, including setbacks, landscaping, fences, walls, and hedges, etc. which help to ensure adequate buffers between uses to ensure public safety.

In addition, environmental impacts of the Project, including the General Plan Amendment and Rezone, have been analyzed in accordance with CEQA. An Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared to evaluate the potential impacts associated with the Project. Based upon review of the IS/MND, noise-related impacts were found to be less than significant with mitigation for transportation noise sources. Mitigation Measure (MM) NOI-1 requires a continuous, solid sound wall with a minimum height of six (6) feet above the finished Project site grade to be constructed along the Project boundary adjacent to North Madera Avenue. This ensures that exterior noise levels at future residential lots do not exceed City standards. Future residential and commercial development would be subject to compliance with these mitigation measures.

Overall, through compliance with the applicable development standards and with the noise-related mitigation measures, the Project as proposed would be designed and buffered to reduce impacts to the maximum extent reasonably feasible and consistent with CEQA review and therefore would be consistent with General Plan Policy LU-1.4.

General Plan Policy LU-1.6. Agricultural Buffers: *The City shall require non-agricultural land uses adjacent to active agricultural uses to incorporate adequate buffers (e.g., setbacks, fences) to protect public health and limit conflicts with adjoining agricultural operations and pesticide applications.*

The Project site is adjoined by agricultural land to the east. Potential conflicts between urban and agricultural uses were analyzed in the Initial Study prepared for the Project in accordance with CEQA. In order to reduce potential conflicts between uses, the Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program requires implementation of the following measures: 1) potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase/lease of property within the development, 2) a right-to-farm covenant shall be recorded on each residential tract map or be made a condition of each tract map to protect continued agricultural practices in the area, and 3) potential residents shall be informed of the right-to-farm covenant at the time of purchase/lease of property within the development. Future residential development would also be subject to compliance with the applicable development standards for the underlying zone district, including setbacks, landscaping, fences, walls, and hedges, etc. which help to ensure adequate buffers to protect public health and limit conflicts. Overall, through compliance with the mitigation measures and applicable development standards, the Project as proposed would incorporate adequate buffers to protect public health and limit conflicts with adjoining agricultural operations and pesticide applications, and therefore would be consistent with General Plan Policy LU-1.6.

General Plan Policy LU-2.3 Neighborhood Atmosphere: *The City shall continue to actively preserve Kerman's single-family residential neighborhood atmosphere.*

The Project would facilitate 183 single-family residential units which would help meet the city's residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The Project site is currently planned for residential and commercial uses, and the proposed development would integrate into the existing neighborhood fabric without introducing land uses that would not disrupt the established single-family residential neighborhood atmosphere. In addition, the Project site is contiguous to existing urban development. Accordingly, the project would be consistent with General Plan Policy LU-2.3.

General Plan Policy LU-3.2 Urban Form: *To maintain the City's compact form, the City shall maintain growth management controls by managing changes to the City's Sphere of Influence and incorporated City limits. Future changes to the City's Sphere of Influence will be managed by two growth lines, shown on [General Plan] Figure 3-2.)*

- *The City may consider requests to amend the current Sphere of Influence and City limits into Area 1 (shown on Figure 3-2) based on the ability of the City to provide services to the area.*
- *The City may consider requests to amend the current Sphere of Influence and City limits into Area 2 (shown on Figure 3-2) if Area 1 has reached the 80 percent infill criteria (for residentially designated lands). The City Council may, at that time, consider allowing development beyond the Area 1 Growth Boundary Line.*
- *For any change in Sphere of Influence or City limits, the following considerations will be used:*
    - *80 percent of Area 1's residentially designated land has been developed or has approved development plans.*
    - *Residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing.*
    - *Community needs such as open space, recreational facilities, parks, schools, etc.*
    - *Obstacles to growth such as cost of infrastructure, Williamson Act properties, etc.*
    - *Economic development needs.*

The Project site is within the City's Sphere of Influence. The Project requires annexation and therefore would result in a change in City limits. The Project as proposed would meet the

considerations of General Plan Policy LU-3.2 Urban Form. Specifically, the Project would facilitate future residential units which would help meet the city's residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The Project would not result in obstacles to growth because future development would be able to connect to City services. The Project would result in infrastructure improvements, including roadway and circulation improvements. Lastly, the Project would facilitate future commercial uses which would serve the City's economic development needs. Based on these considerations, the Project as proposed maintains growth management controls and is consistent with General Plan Policy LU-3.2.

General Plan Policy LU-3.3 Prevent Sprawl Development: *The City shall direct new development to areas that are contiguous to existing or approved development and prevent sprawl development.*

The Project site is contiguous to existing and approved development within City Limits. Thus, the Project does not encourage sprawl and is therefore consistent with General Plan Policy LU-3-3.

General Plan Policy LU-3.4 Leapfrog Development: *The City shall require the Planning Commission and City Council to make a finding before approving new subdivisions that are more than 1/8 mile from existing urban development.*

The Project site is contiguous to existing urban development and thus would not constitute leapfrog development and is therefore consistent with General Plan Policy LU-3-4.

General Plan Policy LU-4.1 Agricultural Land Preservation*: The City shall preserve and protect agricultural lands by directing development to areas within City limits that are designated for urban-level development, and away from agriculturally designated land to preserve open space and agricultural areas.*

The Project is consistent with Policy LU-4.1 in that it directs development to an area planned for urban-level development and contiguous to existing urban uses. While the Project site is currently designated for agricultural use under County jurisdiction, the City's General Plan designates the site for residential and commercial land uses. Upon annexation and pre-zoning, the site would be zoned consistent with the City's planned land use designations. Development of the site would therefore not result in the conversion of agriculturally designated land within the City's General Plan framework nor encroach into surrounding agricultural or open space areas. Therefore, the Project as proposed is consistent with General Plan Policy LU-4.1.

General Plan Policy LU-4.4 Opposition to Projects within SOI*: The City shall oppose any development within its Sphere of Influence that creates parcels of less than 20 acres.*

The Project site is within the City's Sphere of Influence. Upon annexation, the Project site would be brought under City jurisdiction and would therefore not conflict with General Plan Policy LU-4.4, which is intended to discourage premature or inappropriate parcelization of land (parcels less than 20 acres) within the Sphere of Influence. The Project encompasses more than 20 acres and would be evaluated in accordance with City zoning and subdivision standards. Accordingly, the Project is consistent with General Plan Policy LU-4.4.

General Plan Policy LU-4.5. Right-to-Farm Disclosure: *The City shall require that property owners and applicants within 1,000 feet of agricultural land or agricultural operations sign and record a deed of notification to document that they were informed of the potential agricultural operations and agricultural conditions in the area.* The Project is within 1,000 feet of agricultural land and operations. A right-to-farm disclosure is required for the project through the Conditions of Approval. All future property owners and applicants are required to sign and record a deed of and notification to document that they were informed of the potential agricultural operations and agricultural conditions in the area. In addition, the Initial Study requires implementation of the following measures: 1) potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase/lease of property within the development, 2) a right-to-farm covenant shall be recorded on each residential tract map or be made a condition of each tract map to protect continued agricultural practices in the area, and 3) potential residents shall be informed of the right-to-farm covenant at the time of purchase/lease of property within the development. Therefore, the project is consistent with General Plan Policy LU-4.5.

General Plan Policy LU-5.5 Placement of New Residential Uses: *The City shall consider and mitigate potential adverse health and safety impacts associated with the establishment of new residential and other sensitive land uses near industrial land uses, agricultural operations using pesticides applied by spray techniques, the wastewater treatment plant, landfills and waste treatment facilities, and other existing land uses that would be incompatible with adjacent residential uses.*

The property to the west of the site is planned for residential and commercial use and is also occupied by Harvest Elementary, the property to the east is planned for residential use, and the property to the south is planned for commercial uses within the City of Kerman Sphere of Influence. The property to the north is within the County of Fresno, currently used for agricultural purposes, and has a designation of Urban Reserve in the City's 2040 General Plan. There are already residential uses within close proximity to the site.

During the development review process, the City has evaluated the potential health and safety considerations associated with introducing new residential uses adjacent to agricultural operations or other potentially incompatible uses, consistent with LU-5.5. The Project has prepared an IS/MND and Mitigation Monitoring and Reporting Program, which identifies and mitigates potential impacts, including those associated with air quality, noise, and agricultural operations, to the maximum extent feasible. With these measures in place and given the established pattern of nearby residential development, the Project would be consistent with General Plan Policy LU-5.5.

<u>Access, Circulation, and Off-Site Improvements (Vesting TSM 2025-01)</u>

Access to the residential subdivision would be provided from Madera Avenue (State Route 145) through one (1) main entrance, West Isabella Avenue. Two streets are stubbed to the east for extension with future development and ultimate connection to North Vineland Avenue. The development's internal roadway network would connect to West Isabella Avenue; all roadways would be built to City Standards and include curb, gutter, and sidewalk. This internal street network would provide primary access for the residential portion of the site. The proposed temporary ponding basin, park, and paseos would also be accessible via this network.

A Transportation Impact Study (TIS) was prepared for the Project by VRPA Technologies, Inc. and is available on the City of Kerman's Community Development Department's webpage under Planning Projects (https://cityofkerman.net/175/Planning-Projects). The purpose of the TIS was to analyze traffic conditions related to Harvest Estates and then recommend potential improvements to alleviate identified traffic impacts. The TIS was reviewed by the City, County of Fresno, and Caltrans. As a result of Caltrans' review of the TIS, Caltrans is requiring an Intersection Safety and Operational Assessment Process (ISOAP) for the Isabella Avenue/SR-145 (Madera Avenue) intersection. As a condition of approval, the developer will be required to improve the subject intersection to comply with the intersection control strategy determined by the ISOAP.

Public Utilities and Service Systems (Vesting TSM 2025-01)

The residential subdivision will tie into existing municipal water, sewer, and storm drain systems through the extension of existing systems. Sanitary sewer service would be provided via connection to the existing sewer trunk main at the Isabella Avenue and Madera Avenue intersection, and domestic water service would be supplied through connection points in the same intersection and at the southern boundary of the site. A temporary ponding basin is proposed on-site at the southeastern corner of the remainder commercial parcel. The basin is sized to accommodate stormwater runoff associated with the future development of the residential subdivision and commercial development. The ponding basin will be designed with all applicable codes and standards to manage stormwater runoff effectively, as ensured through City reviewed and approved grading and drainage plans. Associated electric, natural gas, telecommunications, and solid waste services are provided by private companies and will serve the Project site as needed.

Other Department Comments

The Project proposal was reviewed by various other City Departments and affected outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report. Comments are standard and can be found in **Attachment 'E'**.

Conclusion

The proposed Project is consistent with the Kerman General Plan and Zoning Ordinance as well as the Subdivision Map Act. Additionally, as conditioned, there is no evidence that suggests approval of the proposed Project will be detrimental to the public, health, safety, and welfare of those residing or working nearby. To ensure the continued compatibility of the site with surrounding uses, conditions of approval have been incorporated.

ENVIRONMENTAL REVIEW:

The City Council adopted the Initial Study and Mitigated Negative Declaration for the proposed project following the public hearing on April 22, 2026.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed project and has prepared an Initial Study to evaluate the environmental effects of the project. The key components of the requested actions are as follows.

Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

An Initial Study (IS) is a preliminary analysis prepared under CEQA to determine whether a project has a significant impact on the environment. If the IS identifies potentially significant impacts but finds that these impacts can be clearly mitigated to a less-than-significant level, a Mitigated Negative Declaration (MND) is prepared. The Mitigation Monitoring and Reporting Program (MMRP) is a document that contains a table with the required mitigation measures, the responsible party or parties for implementing the measure, and the timing of implementation.

An Initial Study was prepared to evaluate the potential impacts associated with the Project. Based upon review of the Initial Study, the proposed Project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the Project (**Attachment 'G'**). The Public Review Draft IS/MND was circulated for a 30-day review period from December 31, 2025, to January 30, 2026. The Draft IS/MND was circulated through the State Clearinghouse (SCH No. 2025121223), posted on the City's website, and available at City Hall. As of the date of this staff report, no comments have been received.

Tribal Consultation

The City of Kerman conducted formal tribal consultation for the proposed Project pursuant to AB 52 and SB 18 on June 13, 2025, utilizing the consultation list of tribes received from the Native American Heritage Commission. The following tribes included the Amah Mutsun Tribal Band, Northern Valley Yokut/Ohlone Tribe, Tule River Indian Tribe, and Wuksachi Indian Tribe/Eshom Valley Band. These tribes were included in the formal consultation notices. The consultation period for AB 52 ended on July 14, 2025, and consultation period for SB 18 ended on September 12, 2025. No responses were received within the 30- or 90-day consultation period. The NAHC also conducted a Sacred Lands File (SFL) search which was negative.

PUBLIC HEARING NOTICE:

In accordance with KMC Chapter 17.116, Public Notices and Hearings, public hearing notices were mailed to property owners and residents within 500 feet of the site and published in the Fresno Bee at least 10 days before the hearing.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing to consider the project at a regular meeting on March 9, 2026. Public comments focused primarily on traffic conditions along Madera Avenue, particularly potential impacts to Harvest Elementary School, and inquired whether intersection improvements would be implemented and funded by the project applicant. In response, the applicant and staff indicated that an ISOAP study will be prepared to evaluate potential impacts, and that any required improvements would be the responsibility of the project applicant.

On a 5-0 vote, the Planning Commission adopted Resolution No. 2026-03 (GPA 2025-01 and ENV 2025-02), Resolution No. 2026-04 (REZ 2025-01), Resolution No. 2026-05 (Vesting TSM 2025-01), and Resolution No. 2026-06 (ANX 2025-01), recommending that the City Council approve GPA 2025-01,

REZ 2025-01, and Vesting TSM 2025-01, initiate ANX 2025-01, and adopt the ISMND. The Planning Commission Resolutions are provided in **Attachment 'F'**.

CITY COUNCIL FINDINGS:

Rezone 2025-01

To approve the proposed Rezone 2025-01, the City Council must make the following findings pursuant to KMC 17.112. Amendments and Rezones. Findings regarding each of these items are set forth in the proposed Ordinance (**Attachment 'H'**).

1. The change is consistent with the General Plan.

2. The change is consistent with the purpose of the Zoning Ordinance to promote the health, safety, and welfare of the community.

3. There will not be significant effects upon the quality of the environment and natural resources.

Vesting Tentative Subdivision Map 2025-01

To approve the proposed Vesting Tentative Subdivision Map 2025-01, the City Council must determine that the proposed map is consistent with the General Plan, Zoning Ordinance, and the Subdivision Map Act subject to the following consistency findings. Findings regarding each of these items are set forth in the proposed Resolution (**Attachment 'I'**).

1. The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act.

2. The design or improvement of the proposed land division is consistent with applicable general plan and specific plans.

3. That the site is physically suitable for the proposed type of development.

4. That the site is physically suitable for the proposed density of development.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

6. The design of the land division and type of improvements being required are not likely to cause serious public health problems.

7. The design of the parcels or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

8. That the proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision pursuant to Government Code Section 66473.1.

Annexation 2025-01

To approve the proposed Annexation 2025-01, the City Council must make the following findings pursuant to the City/County Second Amended and Restated MOU standards for annexation. Findings regarding each of these items are set forth in the proposed Resolution (**Attachment 'J'**).

1. The proposed annexation is within the City's adopted Sphere of Influence.

2. The proposal must be consistent with city general and specific plans, including adopted goals and policies.

3. Pursuant to CEQA, the proposal must mitigate any significant adverse effect on continuing agricultural operations on adjacent properties, to the extent reasonable and consistent with the applicable general and specific plan.

4. At least 25% of the area proposed for annexation has an approved Vesting Tentative Subdivision Map(s) (single-family residential) and an approved site plan (for uses besides single-family).

5. The annexation is to fulfill the city's Regional Housing Needs Allocation (RHNA) obligation which otherwise cannot be accommodated on lands currently within the city's incorporated boundary.

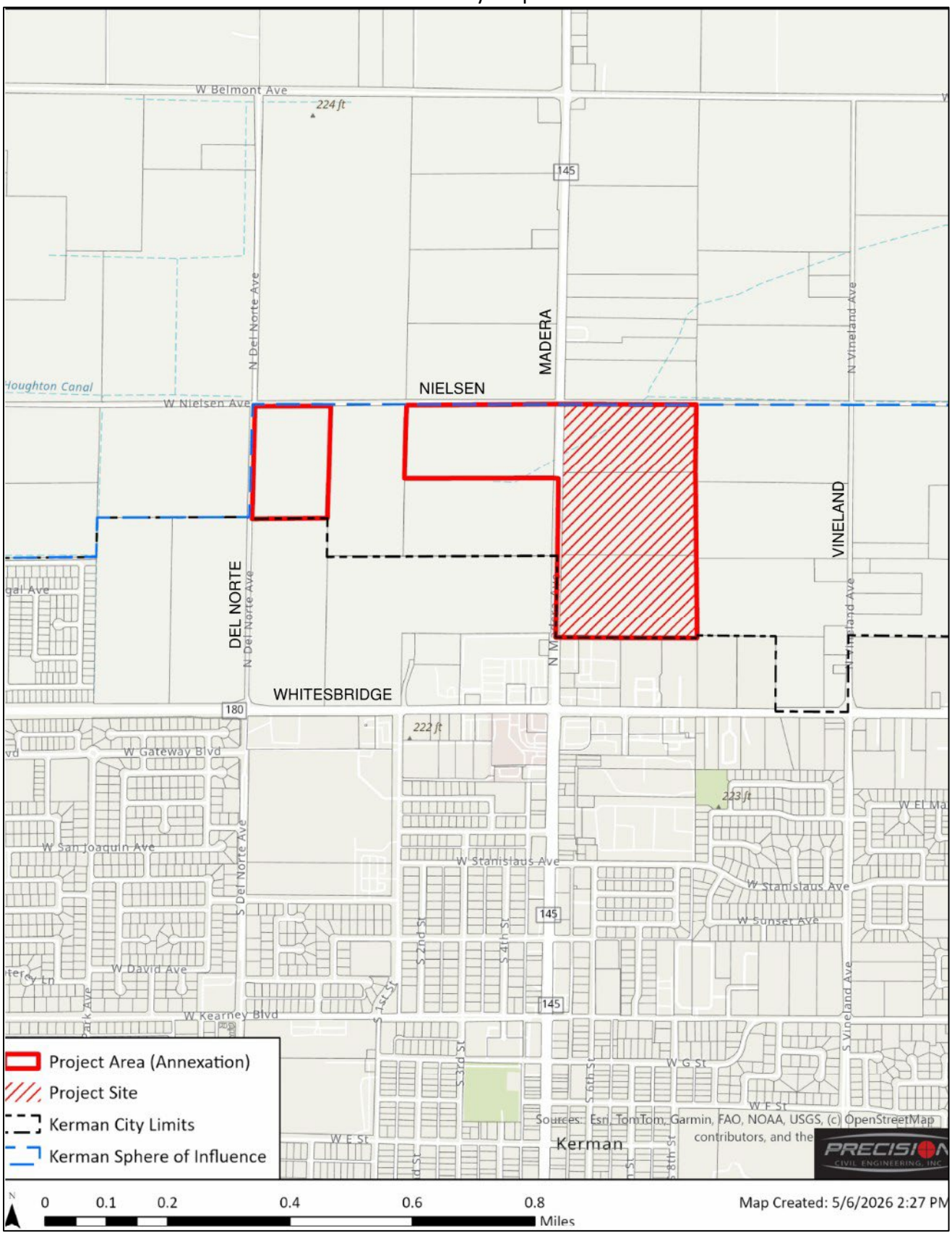
6. The proposal would not create islands. Boundaries must ultimately minimize creation of peninsulas and corridors, or other distortion of boundaries.

ATTACHMENTS:

A. Attachment A – Vicinity Map
B. Attachment B – Aerial Map
C. Attachment C – General Plan Land Use Map (Existing)
D. Attachment D – Zoning Map (Existing)
E. Attachment E – Other Agency/Department Comments
F. Attachment F – Planning Commission Resolutions
G. Attachment G – Resolution No. 26-20 Approving General Plan Amendment 2025-01 and Mitigated Negative Declaration (ENV 2025-02; SCH #2025121223)
H. Attachment H – Rezone 2025-01 Ordinance
    1. Exhibit 'A': Rezone 2025-01 Zoning Map Amendment
I. Attachment I – Vesting Tentative Subdivision Map 2025-01 Resolution
    1. Exhibit '1': Vesting Tentative Subdivision Map 2025-01
    2. Exhibit '2': Vesting Tentative Subdivision Map No. 2025-01 Conditions of Approval
J. Attachment J – Annexation 2025-01 Resolution
    1. Exhibit '1': Annexation Boundary for Annexation 2025-01

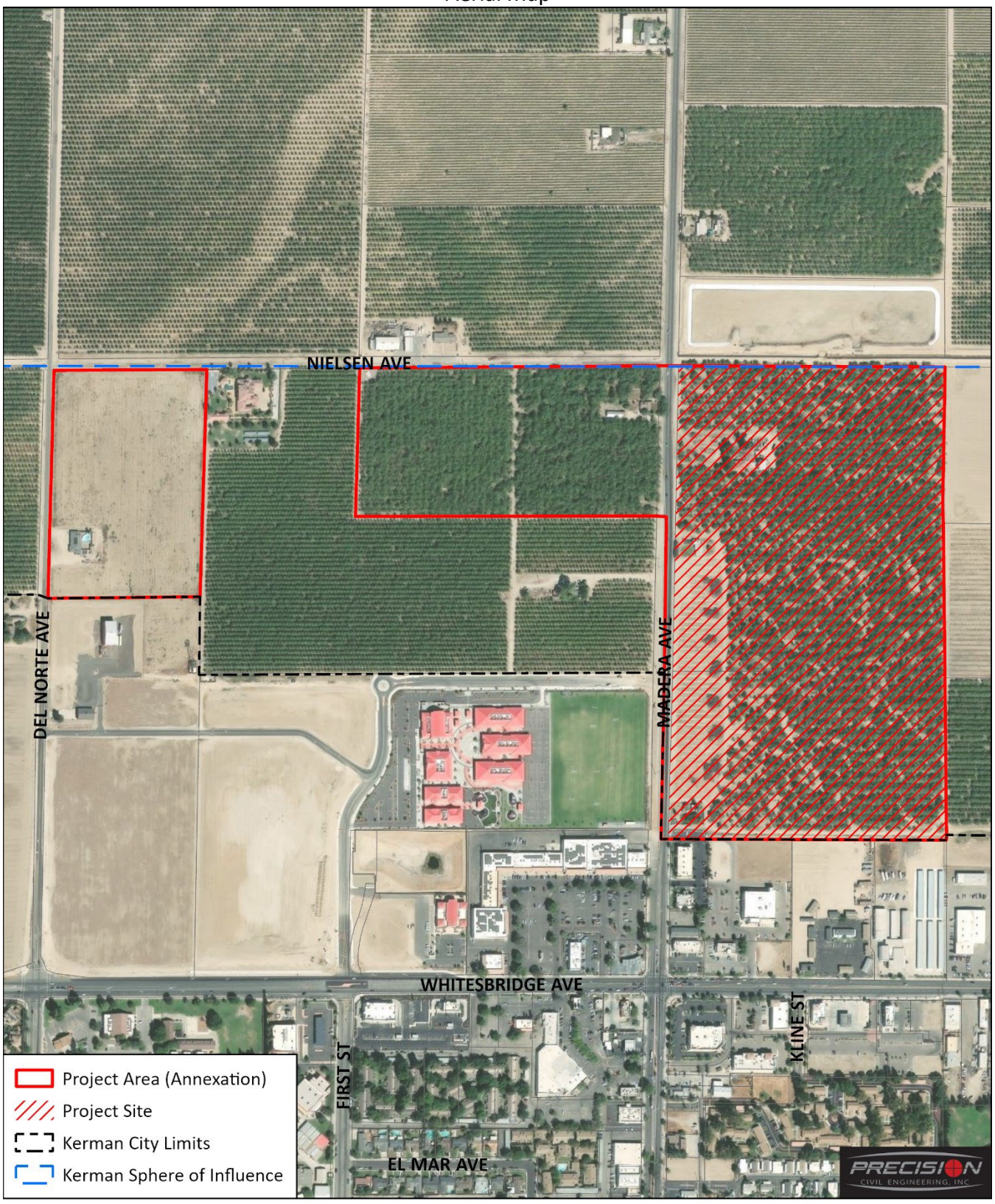
Attachment 'A'

Vicinity Map



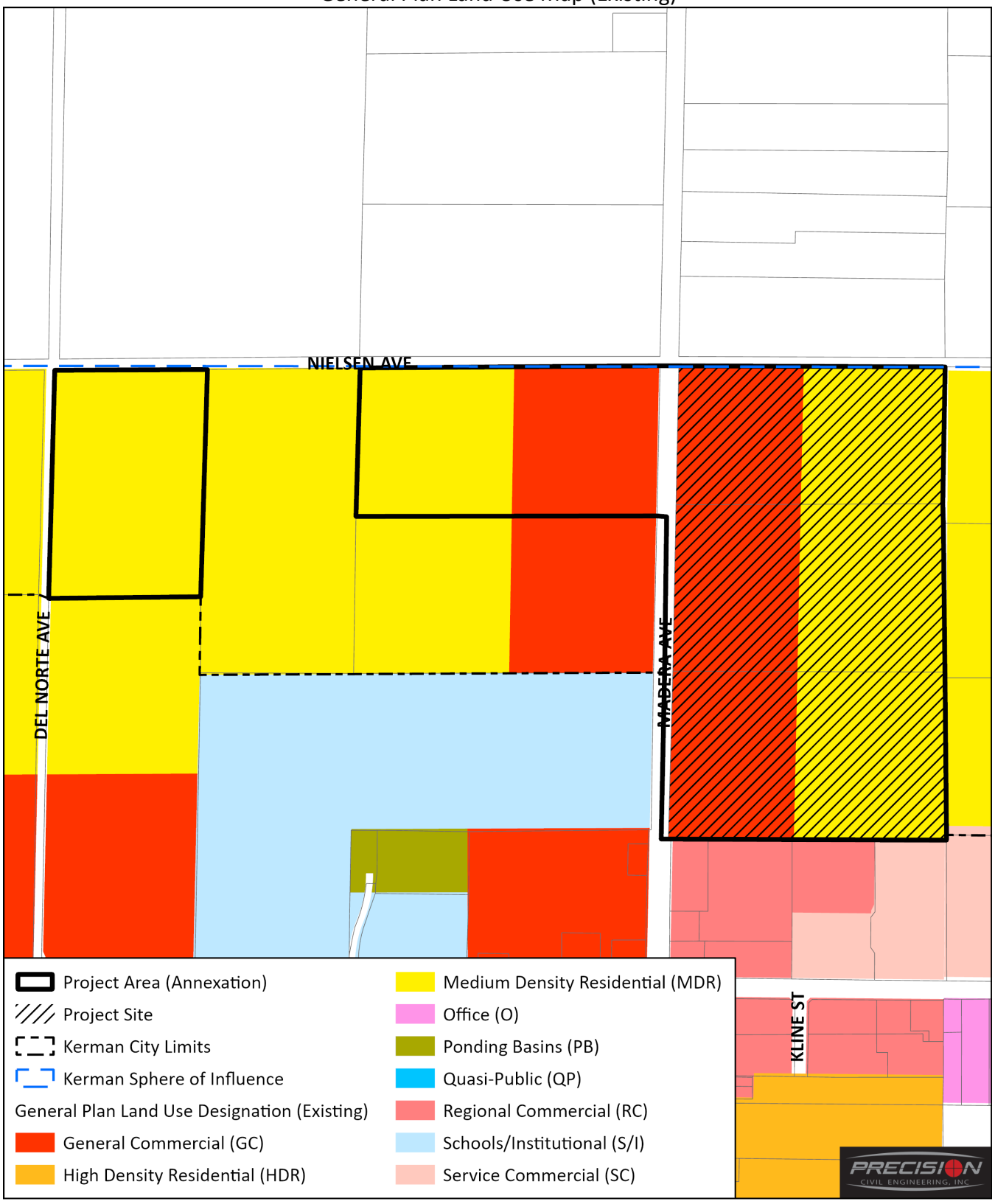
Attachment ‘B’

Aerial Map



Attachment 'C'

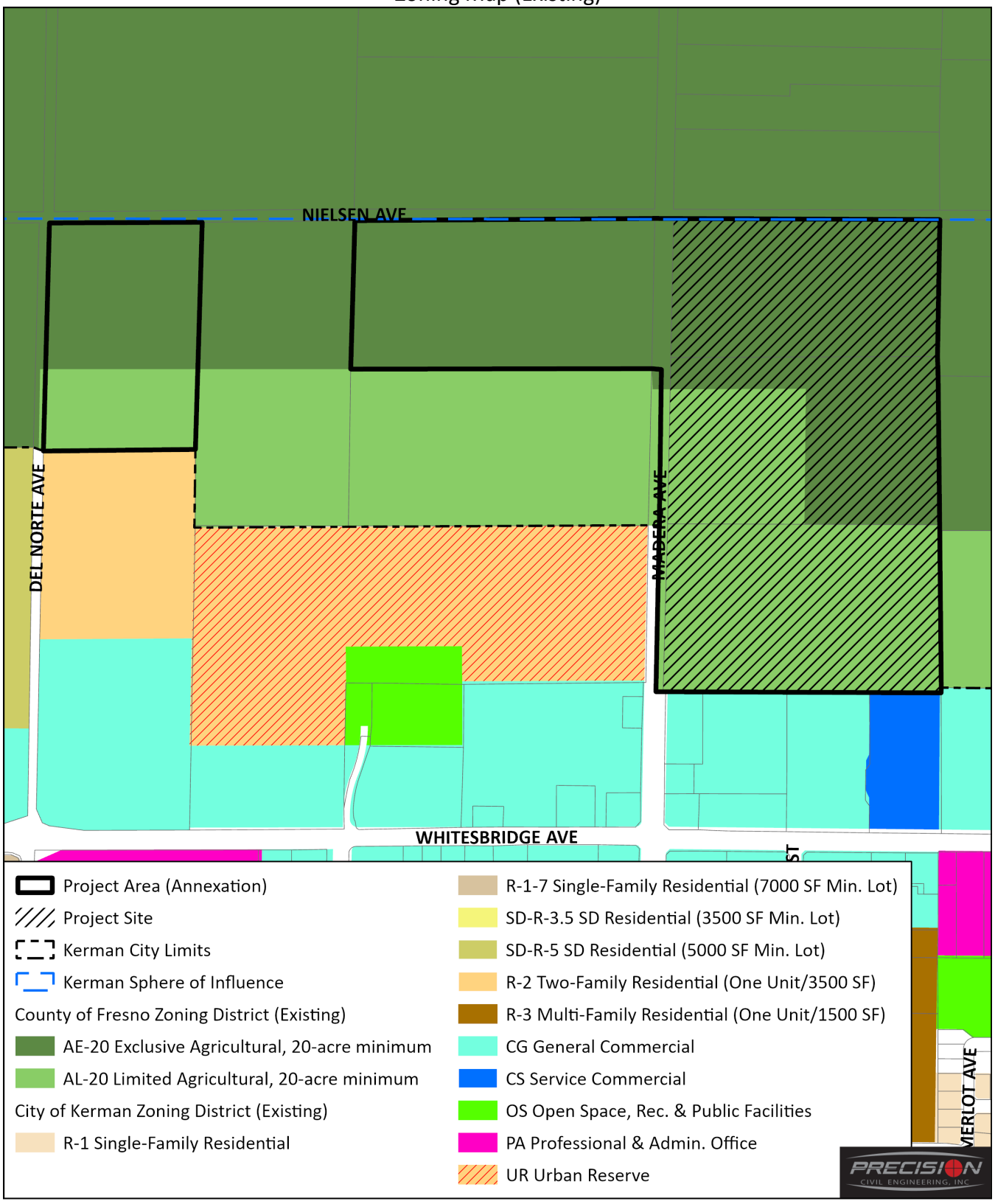
General Plan Land Use Map (Existing)



Map Created: 4/14/2026 8:50 PM

Attachment 'D'

Zoning Map (Existing)



Attachment ‘E’

Other Agency/Department Comments

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE |P.O. BOX 12616 |FRESNO, CA 93778-2616
(559) 981-7284| FAX (559) 488-4195 | TTY 711
www.dot.ca.gov

February 17, 2026

FRE-145-35.54
Harvest Estates Residential Subdivision
Revised Traffic Impact Study (TIS)
GTS #: https://ld-igr-gts.dot.ca.gov/district/6/report/36278

SENT VIA EMAIL

Mr. Manuel Campos, Assistant Planner
City of Kerman
850 S. Madera Ave.
Kerman, CA 93630
mcampos@cityofkerman.org

Dear Mr. Campos:

Caltrans has completed the review of the revised Traffic Impact Study (TIS) for Harvest Estates Residential Subdivision, proposing the construction of a 174-unit single-family residential development.

The project site is located in northeast quadrant of State Route (SR) 145 (Madera Avenue) and State Route (SR)180 (Whitesbridge Avenue).

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) process reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The updated TIS shows one access for this residential development via SR 145 at Isabella Avenue) Harvest Elementary Road / SR 145 (Madera Avenue).

2. The movement of school children and pedestrians across SR 145 to and from this development and Harvest Elementary School (plus other Kerman Unified School District facilities) was not sufficiently considered in this study. No conflicting pedestrian

movements or pedestrian-bicycle adjustments were applied in the analysis.

The new traffic flows would introduce conflicts between vehicles and pedestrians. Section 4.0, Roadway Improvements, does not include an assessment of appropriate safety enhancements to mitigate the conflicts.

3. Given the high speeds along SR 145 at the Boulevard B-Harvest Elementary School intersection, the future presence of school children and other pedestrians, and the satisfaction of the peak hour signal warrant, Caltrans agrees that improved intersection traffic control is needed.

   The Intersection Safety and Operational Assessment Process (ISOAP) is required to evaluate proposed traffic control and design geometrics for intersections and other access improvements proposed on the State Highway System. ISOAP refers to a data-driven, performance-based framework incorporating the Safe System Approach to screen intersection strategies and identify optimal solutions for new or improved intersections that considers all users.

4. Section 4.0, Roadway Improvements, recommends the addition of right turn lanes at SR 180 / Del Norte Avenue and SR 180 / SR 145 intersections. Caltrans Highway Design Manual states, "Locations with right-turn-only lanes should provide a minimum 4-foot width for bicycle use between the right-turn and through lane when bikes are permitted, except where posted speed is greater than 40 miles per hour, the minimum width should be 6 feet."

5. Frontage improvements (lane configuration (including bike lane), shoulder, curb, gutter, sidewalk (six-foot minimum), roadway lighting, etc.) along this portion of SR 145 should match the southbound roadway proposed configuration, to be completed by Caltrans oversight project 06-1E060 (Contact Caltrans Project Manager, Ilda Thanes, 559.944.7894).

6. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the city. The assessment should include the following:

   a. Pedestrian walkways should link this Project to transit facilities, bicycle pathways and other walkways in the surrounding area.

   b. Coordinating connections to local and regional bicycle pathways should be done to further encourage the use of bicycles for commuter and recreational purposes.

   c. Transit service and bus stop accommodations should be extended to within ¼-

mile of the Project site.

7. Caltrans **recommends** the Project implement "smart growth" principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share and/or ride-share programs.

8. Based on Caltrans Vehicle Miles Traveled (VMT)-Focused Transportation Impact Study Guide, dated May 20, 2020, and effective as of July 1, 2020, Caltrans seeks to reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, transit and reduce greenhouse gas (GHG) emissions. Caltrans recommends that the project proponent continue to work with the city to further implement improvements to reduce VMT and offer a variety of transportation modes for its employees.

If you have any other questions, please call or email: Keyomi Jones, Associate Transportation Planner at (559) 981-7284 or keyomi.jones@dot.ca.gov.

Sincerely,

Mr. Dave Padilla, Branch Chief,
Local Development Review Branch

2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 8, 2025

Manuel Campos
City of Kerman
Planning & Development Department
850 S. Madera Avenue
Kerman, CA 93630

RE: Development Application Tract 6509 – Harvest Estate Residential Project
N/E Whitesbridge Rd. (CA-180) and Madera Ave. (CA-145)
FID's Houghton West No. 94 and Whitmore No. 346

Dear Mr. Campos:

The Fresno Irrigation District (FID) has reviewed the proposed Development Application for Harvest Estate Residential Project (Tract 6509) northeast of Whitesbridge Road and Madera Avenue in the City of Kerman proposing annexation and development of 54.2-acres into General Commercial and approximately 357 single-family residential units, APNs: 025-130-60S, 025-130-47, 025-130-48. This is being reviewed concurrently with Annexation ANX 2025-01, General Plan Amendment GPA 2025-01, Pre-zone REZ 2025-01, Tentative Subdivision Map TSM 2025-01, and CEQA ENV 2025-02. FID has the following comments:

Area of Concern

1. FID has a canal and pipeline within the Projects Annexation Area, APN: 025-130-60S, as shown on the attached FID exhibit map. The facilities include FID's Houghton West No. 94 and Whitmore No. 346. FID will impose the same conditions on future projects as it would with any other project located within the common boundary of the City of Kerman and FID. FID will require that it review and approve all maps and plans which impact FID canals, pipelines, and easements.

2. FID does not own, operate, or maintain any facilities located within the Tract 6509 APNs: 025-130-47 & 48, as shown on the attached FID exhibit map.

3. For informational purposes, FID's active Houghton West No. 94 runs westerly along the north edge of the Project and crosses Madera Avenue, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

BOARD OF DIRECTORS President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOL
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

4. For developed/urban areas FID requires that Engineer/Land Surveyors use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide right-of-way along the top of bank to be built out full width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width and right-of-way requirements are met.

5. All trees and unauthorized encroachments will need to be removed from within FID's 20-feet wide drive bank.

6. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Houghton West Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal or drive bank. If the City must come up with an acceptable means to protect the Canal's integrity. FID proposes the following:

        i. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters and is one of the larger canals used to convey the stormwater, FID will require 2.0 feet of freeboard. The City will be required to either import or export material to match FID's standards.

        ii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at bridge crossings, and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the City requires a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City will be responsible to fund the "higher level" of maintenance.

b. Drive banks/maintenance roads and encroachments (both banks):

   i. All impacted drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

   ii. Any drainage systems or swales proposed must be located outside FID's property/easement.

   iii. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.

   iv. All drive banks shall be overlaid with 3 inches of virgin/non-recycled Class II aggregate base for all-weather access and for dust suppression.

   v. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.

7. Trail - As with other developments with trails proposed along FID canals, FID will not allow the trail to encroach/overlap FID's canal easement unless consistent with a Master Trails Agreement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

   a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

   b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

   c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

   d. FID's canals will not accept any drainage from the trail or the canal bank.

   e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

8. Canal Access – FID will continue to access the Canal from Madera Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID requires a 50-feet wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 1-02). The 50-foot width is defined as starting from the end

portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

9. Any existing bridge guard railings should be modified to meet current design with a concrete headwall and chain-link barrier on the wingwalls.

10. For informational purposes, FID's active Whitmore No. 346 traverses the Annexation Area and crosses Madera Avenue as the Private Whitmore No. 346 approximately 150 feet north of the Tract 6509 development, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of these facilities, FID requires it review and approve all plans. FID records indicate the private section of the Whitmore No. 346 is active and should be treated as such.

General Comments

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Storm drain, Street, Landscaping, Dry Utilities, and all other utilities.

2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.

3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.

4. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways but will in certain instances allow for its property to be in common use with landscape easements if the City of Kerman enters into the appropriate agreement.

5. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.

6. Footings of retaining walls shall not encroach onto FID property/easement areas.

7. Trees will not be permitted within FID's property/easement areas.

8. FID requires its easements be shown on all plans with proper recording information.

9. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the existing pipeline caused by contractors grading activities.

10. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.

11. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Kerman require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

12. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Kerman are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Kerman should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

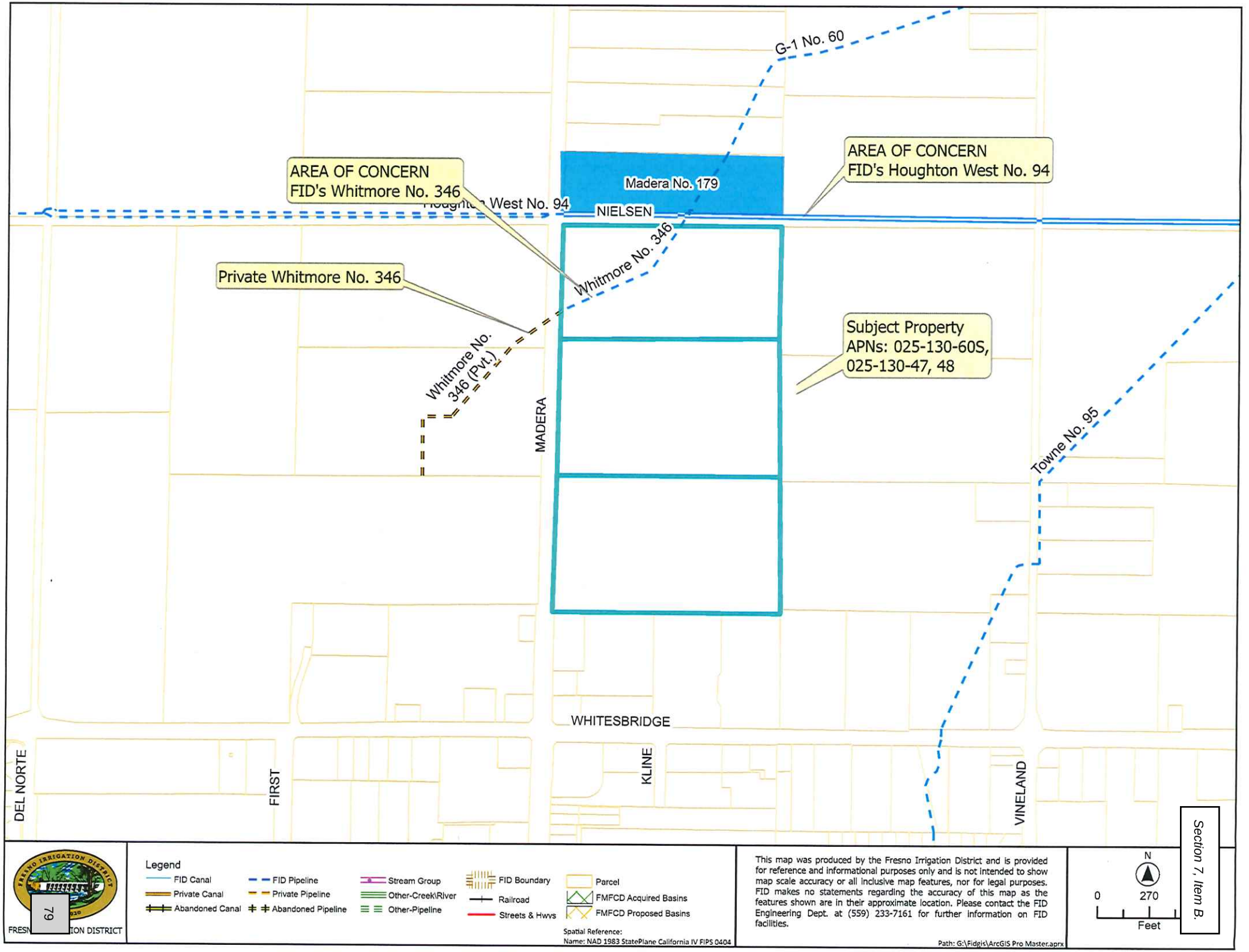
13. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment


G-1 No. 60
AREA OF CONCERN
FID's Whitmore No. 346
Madera No. 179
AREA OF CONCERN
FID's Houghton West No. 94
NIELSEN
Whitmore No. 346
Private Whitmore No. 346
Whitmore No. 346 (Pvt.)
Subject Property
APNs: 025-130-60S,
025-130-47, 48
MADERA
Towne No. 95
WHITESBRIDGE
DEL NORTE
FIRST
KLINE
VINELAND
Legend
FID Canal
Private Canal
Abandoned Canal
FID Pipeline
Private Pipeline
Abandoned Pipeline
Stream Group
Other-Creek\River
Other-Pipeline
FID Boundary
Railroad
Streets & Hwys
Parcel
FMFCD Acquired Basins
FMFCD Proposed Basins
Spatial Reference:
Name: NAD 1983 StatePlane California IV FIPS 0404
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.
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Section 7, Item B.

County Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

September 16, 2025

SUBJECT: Harvest Estates - City of Kerman

Dear Mr. Campos:

The County of Fresno appreciates the opportunity to review and comment on the subject project being reviewed by the City of Kerman.

The documents received for this review were circulated to our various Fresno County Public Works and Planning divisions. See comments below.

Fresno County, Public Health, Environmental Health:

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.

- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.

- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel work the contractor should contact the following agencies for current regulations and requirements:

    - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.

    - United States Environmental Protection Agency, Region 9, at (415) 947-8000.

- State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

Fresno County Road Maintenance and Operations Division:

- There is an existing 40’ of road right-of-way on Nielson Avenue Alignment fronting the subject parcels. A vacation of the existing 40’ of right-of-way is encouraged by RMO.
-
- County of Fresno Road Maintenance and Operations Division requests to be included in any traffic impact studies performed as part of this project.

If you have any questions regarding the information described in this letter, please contact me at arbrown@FresnoCountyCA.gov or (559) 600-4245.

Sincerely,

Arianna Brown

Arianna Brown, Planner
Development Services and Capital Projects Division

AB
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Fresno Local Agency Formation Commission

September 5, 2025

Manuel Campos
Assistant Planner
City of Kerman

Dear Mr. Manuel Campos:

Subject: Comments Regarding Concurrent Applications: Annexation (ANX 2025-01), General Plan Amendment (GPA 2025-01), Pre-zone (REZ 2025-01), Tentative Subdivision Map (TSM 2025-01), and CEQA (ENV 2025-02).

Thank you for the opportunity to comment on this project. From the material provided to this office, my understanding of the project description is as follows:

- **Annexation (ANX 2025-01)** is a request to approve the annexation of approximately 54.2 acres. This annexation request is consistent with the 2040 General Plan goals and policies (LU-3) and the City/County MOU agreed to and entered into in 2021;
- **General Plan Amendment (GPA 2025-01)** pertains to changing the land use designation for APNs: 025-130-48, 025-130-47, and 025-130-60S. The General Plan Amendment will be processed concurrently with the Pre-zone and Annexation process;
- **Pre-zone (REZ 2023-03)** pertains to the pre-zoning of the proposed project. Currently the project has County zonings of Limited Agricultural (AL-20) and Exclusive Agricultural (AE-20). The project will amend the County zoning to the City of Kerman zoning districts of Smart Development Residential (SDR-3.5), Rural Residential (RR), and Mixed Use (MU);
- **CEQA (ENV 2023-04)** pertains to an initial study and a technical study/analysis being prepared for the project consistent with CEQA guidelines. There are four technical studies to tentatively be conducted: Air Quality/GHG analysis, Biological Recourse Assessment, Environmental Noise Assessment, and Traffic Impact/VMT Analysis; and
- **Tentative Subdivision Map (TSM 2025-01)** pertains to the subdivision of land and proposed network of local streets and sidewalks exhibited in Attachment A. The proposed project will include a tentative subdivision map encompassing 172 single-family lots and 0.55 acres designated for open space/park use. The residential portion of the Project would have an internal network of local streets and sidewalks with two (2) points of ingress/egress to North Madera Ave (CA-145). Future commercial acreage (approx. 21 acres) to the North of the single-family lots will be developed under separate approval.

The Fresno Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by local agencies or individuals. LAFCo's objectives are to:

- Encourage orderly formation and development of agencies;
- Encourage consistency with spheres of influence and recommended reorganization of agencies;
- Encourage orderly urban development and preservation of open space patterns;
- Encourage conservation of prime agricultural lands and open space areas; and
- Identify and address disadvantaged unincorporated communities.

LAFCo should be identified in the city's environmental document as a Responsible Agency under CEQA whose role is to consider reorganizations and spheres of influence. Commission action on the reorganization request should be noted in the environmental document. As a Responsible Agency, the Commission is required to review and consider the city's environmental documents prior to taking its action. A Responsible Agency complies with CEQA by considering the environmental analysis prepared by the Lead Agency and by reaching its own conclusions on whether to and how to approve the project. The Commission may then make a finding that it independently reviewed and considered the information in the environmental document and that the environmental document is sufficient to support a determination on the proposed reorganization.

Project-Specific Comments

The city will be required to submit the appropriate application materials including fees to LAFCo for reorganization. These materials are enumerated on our website (www.fresnolafco.org) through the "Applications and Documents" tab under "Application Material—Items Necessary for a Complete Application."

The fee schedule for changes of organization/reorganization (annexation) of **41-80 acres is $12,000**.

The city may send notice 56654(c) to the interested and affected agencies if the annexation is 100 percent uninhabited to reduce the project timeline.

If the proposal results in the annexation of land that is subject to a contract executed pursuant to the Williamson Act (Chapter 7, commencing with Section 51200 of Division 1), then the petition and/or resolution for reorganization request shall state whether the city shall succeed to the contract pursuant to Section 51243 or whether the city intends to exercise its option to not succeed to the contract pursuant to Section 51243.5.

Annexation of full rights of way contiguous to parcel boundaries should be presumed in the reorganization's legal description and map.

LAFCo is available to attend any community outreach meetings should the need arise.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (559) 600-0604.

Sincerely,

Joel Matias,
LAFCo Analyst I

Pacific Gas and Electric Company
Land Management
4101 Wible Road
Bakersfield, Ca. 93313

August 21, 2025

Manual Campos, Assistant Planner
City of Kerman, Community Development
850 South Madera Avenue
Kerman, Ca., 93630

Re: City of Kerman Project Distribution - Harvest Estates City of Kerman, Ca. APN 025-130-47, 48 & 60, County of Fresno

Dear, Manual,

Thank you for providing PG&E, the opportunity to review the above-mentioned project we received on August 14, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at 661.742.3890 or rds0@pge.com.

Sincerely,

Doug Snyder
Land Management

San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

August 20, 2025

Manuel Campos
City of Kerman
Community Development Department
850 South Madera Avenue
Kerman, CA 93630

Project: Development Application for the Harvest Estates Subdivision – Annexation ANX 2025-01, General Plan Amendment GPA 2025-01, Pre-zone REZ 2025-01, Tentative Subdivision Map TSM 2025-01, and CEQA ENV 2025-02

District CEQA Reference No: 20250946

Dear Mr. Campos:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Application (DA) from the City of Kerman (City) for the Harvest Estates Subdivision project. Per the DA, the project consists of the subdivision of 31 acres to allow for 172 single-family homes and 0.55 acres of open space/park use (Project). The Project is located at 134, 342, and 402 North Madera Avenue in Kerman, CA (APNs: 025-130-48, -47, and -60S).

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

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1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

1b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf.

Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels below the District's significance thresholds through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf

1c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):
A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:
Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here: https://ww2.valleyair.org/permitting/cega/.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambien Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: https://ww2.valleyair.org/permitting/ceqa/.

4) Voluntary Emission Reduction Agreement

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs.

The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

5) Vegetative Barriers and Urban Greening

There are residential units surrounding the Project. There are also schools near the Project, such as Harvest Elementary School located west of the Project, or Kerman High School located southwest of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units, schools).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the update of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM)

program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/.

7) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

8) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

8b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 dwelling units.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

Information about how to comply with District Rule 9510 can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview

The AIA application form can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

8c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a

thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: https://ww2.valleyair.org/compliance/demolition-renovation/

8d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf

8e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.*

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx

Information about District Regulation VIII can be found online at: https://ww2.valleyair.org/dustcontrol

8f) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at: https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/

8g) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

9) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-6574.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

January 28, 2026

Planning Department
City of Kerman
850 S. Madera Avenue
Kerman, Ca 93630

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20260009
Land Use Agency: City of Kerman
Land Use Agency ID Number: Unknown

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Harvest Estates (Tract 6509) Project, located at east of North Madera Avenue, between West Whitesbridge Avenue and West Nielsen Avenue in Kerman, California. The Project consists of the construction of 185 single-family homes on 31.28 acres. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Kerman. No provision of District Rule 9510 requires action on the part of the City of Kerman, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

If you have any questions, please contact Mr. Dylan C Casares by telephone at (559) 230-6574 or by email at dylan.casares@valleyair.org.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

Enclosures

Indirect Source Review
Complete Project Summary Sheet &
Monitoring and Reporting Schedule

Project Name:	**HARVEST ESTATES (TRACT 6509) PROJECT**
Applicant Name:	**NORTH KERMAN, LLC**
Project Location:	**EAST OF N. MADERA AVE, BETWEEN W. WHITESBRIDGE AND W. NIEL ON THE EAST SIDE OF N. MADERA AVENUE BETWEEN W WHITESBRIDGE AVENUE AND APNs: 025-130-47, 025-130-48**
Project Description:	**LAND USE: Residential - 185 Dwelling Unit - Single Family Housing Residential - 185 Dwelling Unit - Single Family Housing Residential - 80 Dwelling Unit - Single Family Housing Residential - 80 Dwelling Unit - Single Family Housing Residential - 80 Dwelling Unit - Single Family Housing Residential - 75 Dwelling Unit - Single Family Housing Residential - 75 Dwelling Unit - Single Family Housing Residential - 30 Dwelling Unit - Single Family Housing Residential - 30 Dwelling Unit - Single Family Housing Residential - 30 Dwelling Unit - Single Family Housing ACREAGE: 39.17**
ISR Project ID Number:	**C-20260009**
Applicant ID Number:	**C-304216**
Permitting Public Agency:	**CITY OF KERMAN**
Public Agency Permit No:	**UNKNOWN**

Existing Emission Reduction Measures

There are no Existing Measures for this project

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Condition	Source of Requirements
City of Kerman	Install Solar Panel	Install solar panels with a total power output of 740 kW	

Number of Non-District Enforced Measures: 1

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Condition
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.

Number of District Enforced Measures: 3

San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

Indirect Source Review (ISR) - Air Impact Assessment (AIA) Application

A. Applicant Information

Applicant/Business Name: **North Kerman, LLC**			
Mailing Address: **4757 N Van Ness Blvd.**	City: **Fresno**	State: **California**	Zip: **93704**
Contact: **Michael Chaney**	Title: **Manager**		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: **Office (559) 260-2740**	Email: **Chaneymichaelr@gmail.com**		

B. Agent Information (if applicable)

Agent/Business Name: **Johnson Johnson & Miller Air Quality Consulting Services**			
Mailing Address: **2618 Burl Avenue**	City: **Clovis**	State: **California**	Zip: **93611**
Contact: **Richard Miller**	Title: **Air Quality Specialist**		
Phone: **(559) 392-3665**	Email: **Rmiller.jjm.environmental@gmail.com**		

C. Project Information

Project Name: **Harvest Estates (Tract 6509) Project**			
Project Location	Street**: On the east side of N. Madera Avenue, between W. Whitesbridge and W. Nielsen Avenues**	City: **Kerman**	Zip: **93630**
Cross Streets: **On the East side of N. Madera Avenue between W Whitesbridge Avenue and W. Nielsen Avenue**		County: **Fresno County**	
Permitting Agency: **City of Kerman**	Planner: **Manuel Campos, Assistant Planner**	Contact Number: **(559) 550-0832**	
Permit Type and Number (if known):			
Subject to Project-Level Discretionary Approval? ☒ Yes ☐ No		Last Project-Level Discretionary Approval Date: **TBD**	
		Last Project-Level Ministerial Approval Date: **TBD**	

D. Project Description

Please briefly describe the project (e.g.: 300 multi-family residential units apartments or 6 miles road widening):

The Harvest Estates (Tract 6509) Project consists of construction and development of a residential subdivision consisting of up to 185 single-family homes in Kerman, California. The project site is 31.28 acres located on the east side of N. Madera Avenue, between W. Whitesbridge Avenue and W. Nielsen Avenue. The Assessor's Parcel Numbers (APN's) associated with the project site include 025-130-48 and a portion of 025-130-47. The project is tentatively planned to be developed in three phases.

The current applicant, North Kerman, LLC, is pursuing land entitlements only and anticipates transferring responsibility for the ISR through the Change of Developer process in the future.

For **Residential/Non-Residential/Mixed-Use** please check the box next to each applicable land use below:

☐ Commercial / Retail	☐ Educational	☐ Office	☐ Warehouse
☒ Residential	☐ Government	☐ Industrial	☐ Distribution Center
☐ Recreational (e.g. park)	☐ Medical	☐ Manufacturing	☐ Other: ____

For **Transportation/Transit** please check the box next to each applicable land use below:

☐ New Road Construction	☐ Expansion to an Existing Road	☐ Bridge / Overpass	☐ Interchange or Intersection Improvements

Select land use setting: ☒ Urban ☐ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV)? ☒ No ☐ Yes, NOV #:

San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

FOR DISTRICT USE ONLY			
Filing Fee Received: _____ Date Paid: _____ Applicant #: C-304216	Check #: _____ Project #: C-20260009	Date Stamp: Finance	Date Stamp: Permit Received 1/12/2026 SJVAPCD Permit Services

F. Voluntary Emission Reduction Agreement (VERA)

Is this project part of a larger project for which there is a VERA with the District? ☒ No ☐ Yes, VERA #:

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☒ No ☐ Yes

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	**025-130-47**	**19.56**	**Lambrecht Limited II LP**
2.	**025-130-48**	**19.61**	**Lambrecht Limited II LP**
3.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org/ISR.

I. Project Development and Operation

Will the project require demolition of existing structures?	☒ Yes, *complete JT*
	☐ No, *complete K*

J. Demolition

Total square feet of building(s) footprint to be demolished: **4,000 sq.ft.**	Number of Building Stories: **1**
Demolition Start Date (Month/Year): **November/2026**	Number of Days for Demolition: **10-30** **(CalEEMod default is 30 days)**

K. Timing

Expected number of work days per week during construction? ☒ 5 days ☐ 6 days ☐ 7 days	
For **Transportation/Transit** projects, *please complete L-1*	
For **Residential/Non-Residential/Mixed-Use** projects, will it be developed in multiple phases?	☐ No, *complete L-2*
	☒ Yes, *complete L-3*

L-1. Transportation / Transit Development and Timing Details

Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.

Start of Construction (Month/Year):		End of Construction (Month/Year):	
Number of actual construction days:			
Length of road being constructed:	miles	Width of road being constructed:	feet
Predominant Soil Type (choose one): ☐ Sand Gravel	☐ Weathered Rock – Earth	☐ Blasted Rock	
Amount of soil imported:	cubic yards	Amount of soil exported:	cubic yards
Amount of asphalt imported:	cubic yards	Amount of asphalt exported:	cubic yards
Total area to be disturbed:	acres	Maximum area disturbed per day:	acres
Average truck capacity:	cubic yards	Will water trucks be used? ☐ Yes	☐ No

L-2. Single Phase Development

Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:

L-3. Phased Site Development and Building Construction

In addition to the information below you can submit phase specific activity timeline found on District's website at www.valleyair.org/ISR.

1 **Land Develop for the Entire Project Site**	Start of Construction (Month/Year): **11/2026**	Gross Acres: **31.28 (entire project site)**
	End of Construction (Month/Year): **03/2027**	Net Acres (area devoted to buildings/structures): **N/A**
	First Date of Occupation (Month/Year): **03/2027**	Paved Parking Area (# of Spaces): **N/A**
	Building Square Footage: **N/A (no buildings)**	Number of Dwelling Units: —
2 **80 Homes**	Start of Construction (Month/Year): **03/2027**	Gross Acres: **13.67**
	End of Construction (Month/Year): **01/2028**	Net Acres (area devoted to buildings/structures): **12.30**
	First Date of Occupation (Month/Year): **05/2027**	Paved Parking Area (# of Spaces): **1.37 acres**
	Building Square Footage: **Single-family homes**	Number of Dwelling Units: **80**
3 **75 Homes**	Start of Construction (Month/Year): **01/2028**	Gross Acres: **12.82**
	End of Construction (Month/Year): **11/2028**	Net Acres (area devoted to buildings/structures): **10.52**
	First Date of Occupation (Month/Year): **11/2028**	Paved Parking Area (# of Spaces): **1.28 acres**
	Building Square Footage: **Single-family homes**	Number of Dwelling Units: **75**
4 **30 Homes**	Start of Construction (Month/Year): **12/2028**	Gross Acres: **4.79**
	End of Construction (Month/Year): **03/2029**	Net Acres (area devoted to buildings/structures): **4.31**
	First Date of Occupation (Month/Year): **01/2029**	Paved Parking Area (# of Spaces): **0.48 acres**
	Building Square Footage: **Single-family homes**	Number of Dwelling Units: **30**

Additional sheets for phasing information can be found on the District's website at www.valleyair.org/ISR.

M. On-Site Emission Reduction Measures (Mitigation Measures)

Listed below are categories of possible mitigation measures for applicants to implement that will reduce a project's impact on air quality. Check "Yes" next to any measure that will be utilized for this project, and please complete the corresponding page in this form to identify specifics related to that measure. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure. Also, the applicant is encouraged to provide any mitigation measures including supporting documentation that are not listed on this application form for District consideration. For reference, see www.valleyair.org/ISR for potential additional mitigiation measures.

Clean Construction Fleet Mitgation Measure below can be selected for all development types

1. Clean Construction Fleet (Note: Making a commitment to using less polluting construction equipment)
☐ Yes, *please complete mitigation measure 1 below*
☒ No, *please provide justification why not selected:* **Estimated project emissions are less than 2-tons of NO_X and PM_{10} in each year analyzed without the clean fleet measure.**

Operational Mitgation Measure below can be selected for all development types, except for transportation and transit projects

2. Clean On-Road Trucks (e.g. Heavy Duty Trucks, Medium Duty Trucks, and Light Duty Trucks)
Note: Operational fleet will use zero and/or near-zero emissions for all or part of its activities.
☐ Yes, *please complete applicable mitigation measure 2a through 2c below*
☒ No, *please provide justification why not selected:* **The project is residential in nature and would not attract heavy-duty truck trips. Any truck trips made for solid waste pickup, deliveries, tree removal, or other activities would not be controlled by the project applicant.**

3. On-Site Zero Emission Off-Road Vehicles and Equipment (e.g. electric forklifts and electric yard trucks)
☐ Yes, *please complete applicable mitigation measure 3 below*
☒ No, *please provide justification why not selected:* **The project is residential in nature and would not include off-road vehicles or off-road equipment use during project operations.**

4. Solar Panels (e.g. incorporate solar panels in the project)
☒ Yes, *please complete applicable mitigation measure 4 below*
☐ No, *please provide justification why not selected:* _____

5. Electric Vehicle (EV) Chargers (e.g. incorporate onsite EV charging infrastructure)
☐ Yes, *please complete applicable mitigation measure 5 below*
☒ No, *please provide justification why not selected:* **The project will be built to code, which requires the installation of EV ready parking infrastructure. No EV charging stations are currently proposed as part of the project; however, future residents could install EV charging stations.**

6. Clean Lawn and Garden Equipment (e.g. eletric mowers, electric leaf blowers, electric trimmers, etc.)
☐ Yes, *please complete applicable mitigation measure 6 below*

☒ No, *please provide justification why not selected:* **State of California Building Code requires outside outlets; l residents will not be required to use 100% zero-emission landscape equipment.**

7. Land Use/Location (e.g. increased residential density, increase job density, etc.) Not applicable for rural settings.
☒ Yes, *please complete applicable mitigation measures 7a through 7c below*
☐ No, *please provide justification why not selected:*_____

8. Parking Policy/Pricing (e.g. unbundle residential parking costs, limit residential parking supply, etc.) Not applicable for rural settings.
☐ Yes, *please complete applicable mitigation measure 8a through 8d below*
☒ No, *please provide justification why not selected:* **The project will be built with adequate parking for the land use (residential). The parking and features were designed to accommodate the anticipated needs and will be built in accordance with existing regulations.**

9. Commute Trip Reduction Programs (e.g. workplace parking charge, provide ridesharing program, etc.) Not applicable for rural settings.
☐ Yes, *please complete applicable mitigation measures 9a through 9c below*
☒ No, *please provide justification why not selected:* **There are no regulations or project design features included as part of the project related to any of these measures. Furthermore, the project is residential in nature, while most of the measures 5a thru 5f are generally implemented by non-residential projects.**

10. Exceed Title 24 (e.g. exceed California Title 24 required energy efficiency for building(s) associated with the project)
☐ Yes, *please complete applicable mitigation measure 10 below*
☒ No, *please provide justification why not selected:* **The project will be built to code for required energy efficiency.**

N. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☒ I request to review a draft of the District's analysis.

O. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occcurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☒ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org/ISR.

P. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org/ISR.

Q. Attachments

Required:

☒ Tract Map or Project Design Map

☒ Vicinity Map

☒ Application Filing Fee
$909.00 for mixed use / non-residential / transportation / transit projects
OR
$607.00 for residential projects only

If applicable:

☒ Letter from Applicant granting Agent authorization

☒ Fee Deferral Schedule Application

☐ Monitoring & Reporting Schedule

☒ Supporting documentation for selected Mitigation Measures

R. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): **Richard Miller**	Title: **Air Quality Specialist**
Signature: Richard Miller	Date: **January 10, 2026**

Attachment ‘F’

Planning Commission Resolutions

Resolution No. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION TO 1) ADOPT MITIGATED NEGATIVE DECLARATION (ENV 2025-02; SCH #2025121223) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT 2025-01; AND 2) APPROVE GENERAL PLAN AMENDMENT 2025-01 TO AMEND THE GENERAL PLAN LAND USE MAP FOR THREE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, AND 025-130-60S TOTALING APPROXIMATELY 54.2 ACRES, CHANGING APPROXIMATELY 29 ACRES TO 31 ACRES OF MDR – MEDIUM DENSITY RESIDENTIAL AND APPROXIMATELY 24 ACRES TO 21 ACRES OF GC – GENERAL COMMERCIAL, LOCATED ON THE EAST SIDE OF NORTH MADERA AVENUE BETWEEN WEST WHITESBRIDGE ROAD AND WEST NIELSEN AVENUE (ENV 2025-02 AND GPA 2025-01)

WHEREAS, State Law requires that local agencies adopt General Plans containing specific mandatory elements; and

WHEREAS, the City of Kerman has adopted a Comprehensive General Plan Update and Environmental Impact Report in July 2020, and the City of Kerman is currently in compliance with State mandates relative to Elements of the General Plan; and

WHEREAS, State law also provides for periodic review, updates, and amendments of its various plans; and

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.89 acres, 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; and

WHEREAS, GPA 2025-01 pertains to approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) located on the east side of North Madera Avenue (State Route 145) between West Whitesbridge Road (State Route 180) to the south and West Nielsen Avenue to the north, adjacent northeast to the Kerman City Limits at 402 North Madera Avenue, 342 North Madera Avenue, 134 North Madera Avenue, Kerman, CA 93630; and

WHEREAS, GPA 2025-01 proposes to modify the General Plan Land Use Map for the subject area, increasing the Medium Density Residential (MDR)-designated area from approximately 29 acres to approximately 31 acres and decreasing the General Commercial (GC)-designated area from approximately 24 acres to approximately 21 acres, shifting the GC

designation from the western portion of the site to the northern portion as shown in Exhibit 1; and

WHEREAS, GPA 2025-01 would adjust the balance and spatial arrangement of MDR and GC land uses while maintaining an overall mix of residential and commercial uses consistent with the City's long-term planning objectives.

WHEREAS, GPA 2025-01 is not expected to be detrimental to the health, safety and welfare of the city; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City of Kerman ("City") as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the Project and the project is in compliance with CEQA; and

WHEREAS, the IS/MND was circulated for a 30-day public review and comment period commencing on December 31, 2025, and concluding on January 30, 2026, and a copy of the Draft IS/MND was circulated through the State Clearinghouse (SCH #2025121223), posted on the City's website, and was available at City Hall; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the Staff Report and documents submitted for the proposed project, evaluated the information contained in the IS/MND, and considered testimony received as a part of the public hearing process; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to recommend to the City Council adoption of ENV 2025-02 and approval of GPA 2025-01 as set forth herein.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Kerman as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed Project and has prepared an Initial Study and Mitigated Negative Declaration (MND) and Mitigated Monitoring and Reporting Program (ENV 2025-02) (SCH #2025121223) to evaluate the environmental effects of the Project, including the proposed annexation, general plan

amendment, pre-zone/rezone, and vesting tentative subdivision map. The Planning Commission has fully considered the Mitigated Negative Declaration. The Initial Study was prepared for this Project in accordance with the requirements of the CEQA Guidelines and reflects the Planning Commission's independent judgment and analysis. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the Initial Study necessitated a thorough review of the proposed Project and relevant environmental issues. While the proposed Project could have a potentially significant effect on the environment, based on its independent judgment and analysis, the Planning Commission finds that feasible mitigation measures or alternatives have been incorporated into the Project in order to avoid the effects or mitigate the effects to a point where no significant effect on the environment will occur, and there is no substantial evidence in the record that this Project may have any direct, indirect or cumulative effects on the environment that are potentially significant and adverse. The proposed Project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines. The Project-specific mitigation measures included in the Project to avoid potentially significant effects are set forth in the Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the Project specific mitigations imposed, there is no substantial evidence in the record that this Project may have significant direct, indirect or cumulative effects on the environment. As such, the Planning Commission also finds and determines that in light of the entire administrative record and the substantial evidence before it, the Project has been adequately environmentally assessed as required by CEQA per the Initial Study/Mitigated Negative Declaration.

3. Recommendation for Adoption of MND and Mitigation Monitoring and Reporting Program. Based on the foregoing, the Planning Commission recommends to the City Council, adoption of the Mitigated Negative Declaration prepared for the Project, Exhibit '2', including the associated Mitigation Monitoring and Reporting Program, Exhibit '3', as the Project will not result in any significant, adverse, environmental impacts with the mitigation imposed.

4. General Plan Consistency: The Planning Commission finds and recommends the City Council find that the public necessity, general welfare, good planning practices, public interest, and convenience warrant approval of GPA 2025-01, including the following:

    a. The change is consistent with the General Plan goals and policies. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the Project as proposed is consistent with General Plan Policies LU-1.4, LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-

3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). Therefore, the change is consistent with the General Plan goals and policies.

b. The change is consistent with the purpose of the Zoning Ordinance to preserve and promote the public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. The Project is currently planned for residential and commercial uses. The Project requests an amendment to the General Plan to increase the acreage of land designated for medium density and decrease the acreage of land designated for commercial uses. A rezone is also proposed to pre-zone the parcels to be annexed and rezone them to zoning districts consistent with the proposed land use designations. The proposed zoning districts are identified as compatible zoning districts for the proposed land use designations as shown in the General Plan. Future development proposed would be subject to compliance with the applicable standards and requirements of the Zoning Ordinance, standards which were adopted by the City to ensure preservation and promotion of public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. Further, the Project has been reviewed by the various City departments and evaluated for conformity with the requirements of the Zoning Ordinance. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the Project as proposed is consistent with the purpose of the Zoning Ordinance.

c. There will not be significant effects upon the quality of the environment and natural resources. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, and vesting tentative subdivision map, and has prepared an Initial Study and Mitigated Negative Declaration (ENV 2025-02) (SCH #2025121223) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

5. Recommendations for Approval. Given that all the findings can be made, the Planning Commission recommends that the City Council adopt a resolution to adopt Mitigated Negative Declaration (ENV 2025-02) and Mitigation Monitoring and Reporting Program and

approve GPA 2025-01 to amend the General Plan Land Use Map for three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, AND 025-130-60S totaling approximately 54.2 acres, changing approximately 29 acres to 31 acres of MDR – Medium Density Residential and approximately 24 acres to 21 acres of GC – General Commercial, located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue, as shown in Exhibit 1 of this resolution.

6. Effective Date of Resolution. This Resolution shall become effective immediately. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and shall transmit copies of the same to the City Council of the City of Kerman.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 9th day of March, 2026, and was fully adopted at said meeting by the following vote:

Ayes: **Bishop, Nehring, Molloy, Dolzadelli, Badhesha**

Noes: **NONE**

Absent: **NONE**

Recused: **NONE**

The foregoing resolution is hereby approved.

Scott Bishop, Chairperson

Attest:

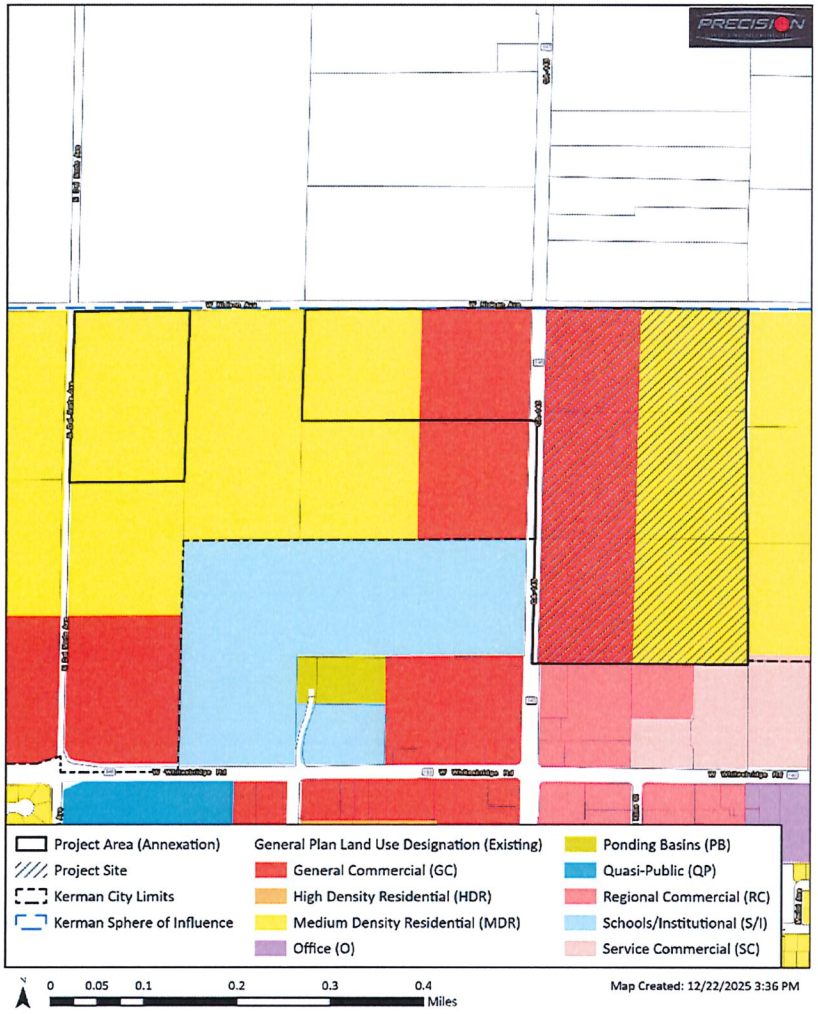
Jerry Jones

Planning Commission Secretary

Exhibit 1

General Plan Land Use Map Amendment

Prior General Plan Land Use Designation



New General Plan Land Use Designation

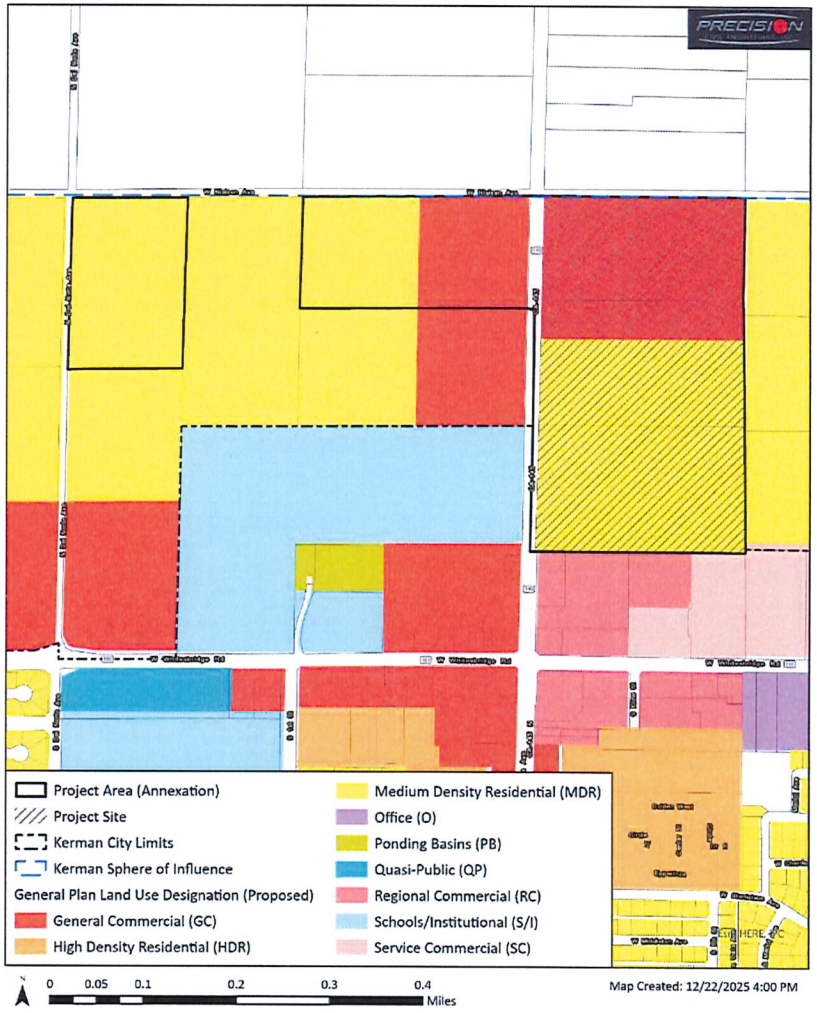


Exhibit 2

Initial Study and Mitigated Negative Declaration

The Initial Study and Mitigated Negative Declaration (SCH No. 2025121223) is posted on the City's Website under the Community Development Department, Planning Division, Planning Projects, 2025 Projects webpage at https://www.cityofkerman.net/175/Planning-Projects, and is available at the City Clerk's office at 850 S. Madera Avenue, Kerman, CA 93630.

Exhibit 3

Mitigation Monitoring and Reporting Program

State law requires that the City of Kerman (Lead Agency) adopt a monitoring program for mitigation measures that have been incorporated into the approved project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the project, a Mitigation Monitoring and Reporting Program is included herein on the following pages.

Resolution No. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KERMAN TO PRE-ZONE FIVE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S TOTALING APPROXIMATELY 88.89 ACRES TO ZONING DISTRICTS CONSISTENT WITH THE PROPOSED CITY OF KERMAN GENERAL PLAN LAND USE DESIGNATIONS, RESULTING IN APPROXIMATELY 57 ACRES ZONED SD-R-3.5 AND 31 ACRES ZONED CG, LOCATED BETWEEN WEST NIELSEN AVENUE, NORTH DEL NORTE AVENUE, WEST WHITESBRIDGE ROAD (STATE ROUTE 180), AND NORTH VINELAND AVENUE (REZ 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.89 acres, 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; and

WHEREAS, the Project area is outside Kerman City Limits and located within the County of Fresno Agricultural Exclusive – 20 Acres (AE-20) and Limited Agricultural – 20 Acres (AL-20) zoning districts; and

WHEREAS, because the Project area is outside Kerman City limits, the Project requires annexation and pre-zoning to a zone district consistent with the City of Kerman 2040 General Plan; and

WHEREAS, REZ 2025-01 would pre-zone/rezone the approximately 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 (CG) zoning districts, resulting in approximately 57 acres zoned SD-R-3.5 and approximately 31 acres zoned CG as shown in Exhibit 1; and

WHEREAS, the proposed SD-R-3.5 and CG zoning for APNs 020-120-11 and -17S would be consistent with the 2040 Kerman General Plan land use designations for these parcels and the proposed SD-R-3.5 and CG zoning for APNs 025-130-48, -47, and 60S would also be consistent with the General Plan land use designations, upon approval of GPA 2025-01; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City of Kerman ("City") as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-

zone/rezone, vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the Staff Report and documents submitted for the proposed project, evaluated the information contained in the IS/MND, and considered testimony received as a part of the public hearing process; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to recommend to the City Council approval of REZ 2025-01 as set forth herein.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Kerman as follows.

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA: The Planning Commission concurrently recommended approval of the IS/MND (ENV 2025-02) for the project. The IS/MND identified REZ 2025-01. REZ 2025-01 does not change the environmental assessment of the IS/MND. The Planning Commission further recommends findings that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the Project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the Project is undertaken which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the Project will have significant effect not discussed in the IS/MND. As such, the Planning Commission recommends the City Council find REZ 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. Rezone Findings. The Planning Commission finds, and recommends the City Council find, as follows:

a. The change is consistent with the General Plan. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the Project as proposed is consistent with General Plan Policies LU-1.4, LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). Therefore, the change is consistent with the General Plan goals and policies.

b. The change is consistent with the purpose of the Zoning Ordinance to promote the health, safety, and welfare of the community. The project requests to pre-zone the parcels to be annexed and rezone them to zoning districts consistent with the proposed land use designations. The proposed zoning districts are identified as compatible zoning districts for the proposed land use designations as shown in the General Plan. Future development proposed on the project site would be subject to compliance with the applicable standards and requirements of the Zoning Ordinance, standards which were adopted by the City to ensure preservation and promotion of public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. Further, the project has been reviewed by the various City departments and evaluated for conformity with the requirements of the Zoning Ordinance. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with the purpose of the Zoning Ordinance.

c. There will not be significant effects upon the quality of the environment and natural resources. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

4. Recommendation for Approval. Given that all the findings can be made, the Planning Commission recommends that the City Council adopt an ordinance to amend the official zoning map of the City of Kerman to pre-zone five parcels identified as APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.89 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations,

resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue pre-zoning the parcels as set forth in Exhibit 1 of this resolution.

5. Effective Date of Resolution. This Resolution shall become effective immediately. The Secretary of the Planning Commission shall certify the adoption of the Resolution and shall transmit copies of the same to the City Council of the City of Kerman.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 9th day of March 2026, and was fully adopted at said meeting by the following vote:

Ayes: **Bishop, Nehring, Molloy, Dolzadelli, Badhesha**
Noes: **NONE**
Absent: **NONE**
Recused: **NONE**

The foregoing resolution is hereby approved.

Scott Bishop, Chairperson

Attest:

Jerry Jones

Planning Commission Secretary

Exhibit 1

Draft Ordinance No. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF KERMAN TO PRE-ZONE FIVE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S TOTALING APPROXIMATELY 88.89 ACRES TO ZONING DISTRICTS CONSISTENT WITH THE PROPOSED CITY OF KERMAN GENERAL PLAN LAND USE DESIGNATIONS, RESULTING IN APPROXIMATELY 57 ACRES ZONED SD-R-3.5 AND 31 ACRES ZONED CG, LOCATED BETWEEN WEST NIELSEN AVENUE, NORTH DEL NORTE AVENUE, WEST WHITESBRIDGE ROAD (STATE ROUTE 180), AND NORTH VINELAND AVENUE (REZONE 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.89 acres, 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; and

WHEREAS, the Project area is outside Kerman City Limits and located within the County of Fresno Agricultural Exclusive – 20 Acres (AE-20) and Limited Agricultural – 20 Acres (AL-20) zoning districts; and

WHEREAS, because the Project area is outside Kerman City limits, the Project requires annexation and pre-zoning to a zone district consistent with the City of Kerman 2040 General Plan; and

WHEREAS, REZ 2025-01 would pre-zone/rezone the approximately 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 (CG) zoning districts, resulting in approximately 57 acres zoned SD-R-3.5 and approximately 31 acres zoned CG as shown in Exhibit A; and

WHEREAS, the proposed SD-R-3.5 and CG zoning for APNs 020-120-11 and -17S would be consistent with the 2040 Kerman General Plan land use designations for these parcels and the proposed SD-R-3.5 and CG zoning for APNs 025-130-48, -47, and 60S would also be consistent with the General Plan land use designations, upon approval of GPA 2025-01; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City of Kerman ("City") as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project at a regular meeting on _____, and adopted a resolution with a recommendation to the City Council to approve Rezone 2025-01; and

WHEREAS, pursuant to the provision of Title 17 of the Kerman Municipal Code, the City of Kerman City Council held a public hearing on _____ to consider Rezone 2025-01 during which the Council solicited public testimony, and considered the environmental assessment; and

WHEREAS, after due consideration of all the items before it, the City Council now desires to approve REZ 2025-01 as set forth herein.

NOW, THEREFORE, the City Council of the City of Kerman does ordain as follows:

1. Recitals. The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA: The City Council previously adopted the Mitigated Negative Declaration (MND) (ENV 2025-02) for the project on _____. The MND and associated Mitigation Monitoring and Reporting Program identified REZ 2025-01. REZ 2025-01 does not change the environmental assessment of the IS/MND. The City Council further finds that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the Project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the Project is undertaken which will require major revisions of the IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the Project will have significant effect not discussed in the IS/MND. As such, the City Council finds REZ 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. Rezone Findings. The City Council finds, as follows:

    a. The change is consistent with the General Plan. The project site is currently planned for residential and commercial uses. The project requests an amendment to the General Plan and Zoning Map to increase the acreage of land designated for medium density and decrease the acreage of land designated for commercial uses. The project would facilitate future residential and commercial development within an area with existing and planned residential, commercial and schools/public institutional uses. Through compliance with

applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with General Plan Policies LU-1.4 (Limit Residential Development Along Highways), LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). Therefore, the change is consistent with the General Plan goals and policies.

b. The change is consistent with the purpose of the Zoning Ordinance to promote the health, safety, and welfare of the community. The project requests to pre-zone the parcels to be annexed and rezone them to zoning districts consistent with the proposed land use designations. The proposed zoning districts are identified as compatible zoning districts for the proposed land use designations as shown in the General Plan. Future development proposed on the project site would be subject to compliance with the applicable standards and requirements of the Zoning Ordinance, standards which were adopted by the City to ensure preservation and promotion of public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. Further, the project has been reviewed by the various City departments and evaluated for conformity with the requirements of the Zoning Ordinance. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with the purpose of the Zoning Ordinance.

c. There will not be significant effects upon the quality of the environment and natural resources. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an environmental assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level.

4. Approval of Rezone. Given that all the findings can be made, the City Council approves REZ 2025-01 to amend the official zoning map of the City of Kerman to pre-zone five parcels identified as APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.89 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue pre-zoning the parcels as set forth in Exhibit A.

5. Severability: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

6. Certification: This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

7. Effective Date of Ordinance. This ordinance shall be in full force and effect thirty (30) days after its passage.

The foregoing ordinance was introduced at a regular meeting of the City of Kerman City Council on the ___ day of_____, 202__, and passed and adopted at a regular meeting of the City Council on the _____ day of _____, 202__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing ordinance is hereby approved.

_____

Maria Pacheco, Mayor

_____

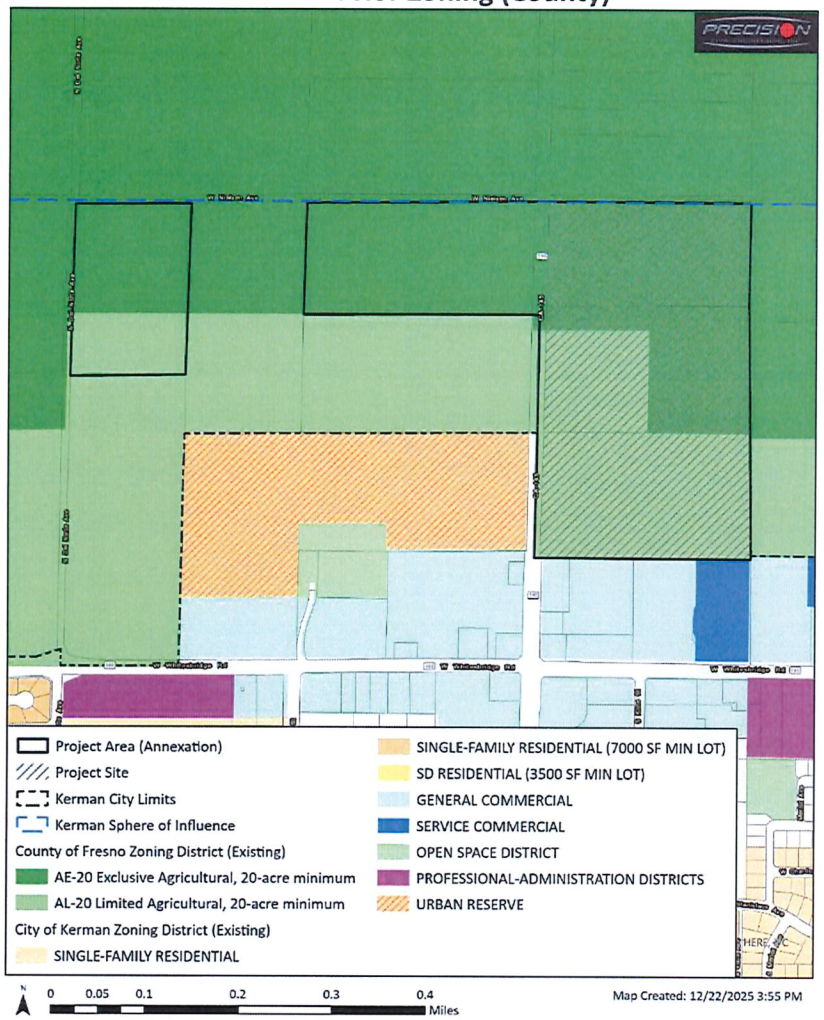
Dalia Santana-Zamudio, Deputy City Clerk

Exhibit 'A': Zoning Map Amendment

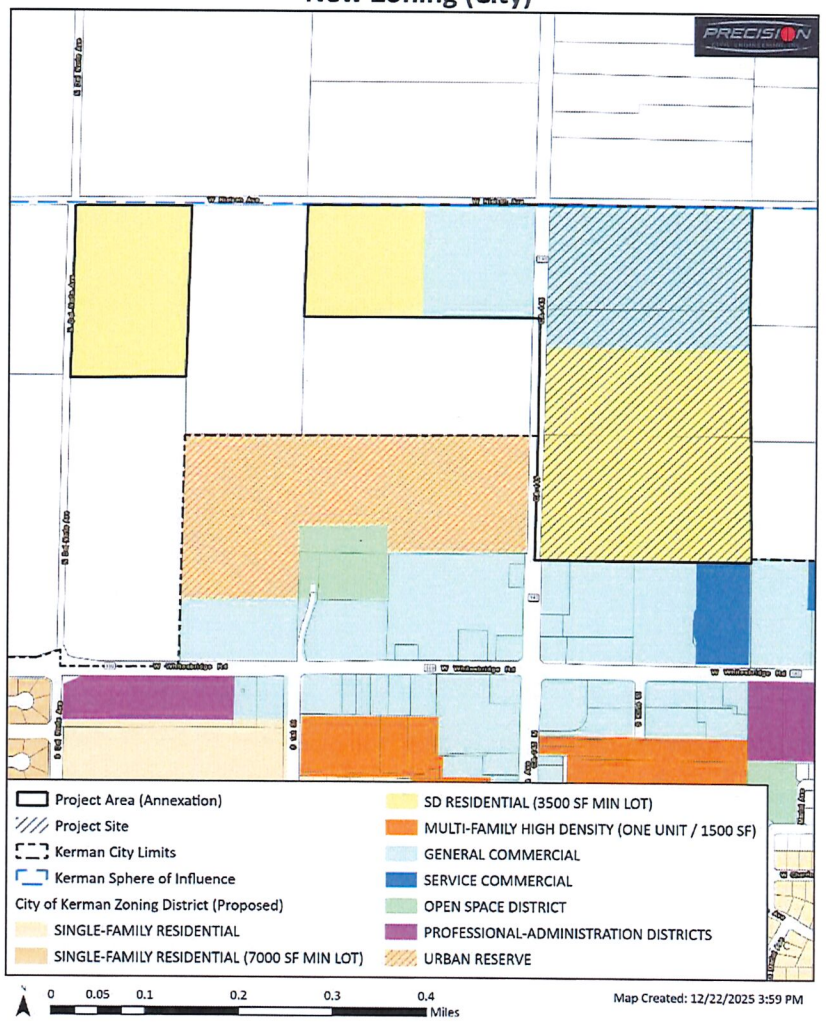
Exhibit A

Rezone 2025-01 Zoning Map Amendment

Prior Zoning (County)



New Zoning (City)



Resolution No. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN RECOMMENDING THE CITY COUNCIL APPROVE VESTING TENTATIVE SUBDIVISION MAP 2025-01 TO SUBDIVIDE THREE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, AND 025-130-60S INTO 183 SINGLE-FAMILY LOTS AND ONE (1) COMMERCIAL REMAINDER PARCEL LOCATED ON THE EAST SIDE OF NORTH MADERA AVENUE BETWEEN WEST WHITESBRIDGE ROAD AND WEST NIELSEN AVENUE TOTALING APPROXIMATELY 54.2 ACRES (VESTING TSM 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.89 acres, 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; and

WHEREAS, Vesting TSM 2025-01 pertains to approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) located on the east side of North Madera Avenue (State Route 145) between West Whitesbridge Road (State Route 180) to the south and West Nielsen Avenue to the north, adjacent northeast to the Kerman City Limits at 402 North Madera Avenue, 342 North Madera Avenue, 134 North Madera Avenue, Kerman, CA 93630; and

WHEREAS, Vesting TSM 2025-01 would subdivide the approximately 54.2 acres into 183 single-family residential lots ranging from 3,628 to 9,797 square feet and one remainder parcel designated for future commercial development plus approximately 1.22 acres of parkland and paseos and 1.27 acres for a temporary ponding basin, as shown in Exhibit 1; and

WHEREAS, Vesting TSM 2025-01 would achieve a residential density of 5.85 dwelling units per acre across the 31.28-acre MDR-designated portion consistent with the proposed SD-R-3.5 zoning district (REZ 2025-01) and MDR land use (GPA 2025-01); and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the proposed Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred, and the Planning Commission now desires to recommend to the City Council approval of Vesting TSM 2025-01 as set forth herein.

NOW, THEREFORE, the Planning Commission of the City of Kerman resolves as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA: The Planning Commission concurrently recommended adoption of the IS/MND (ENV 2025-02) for the project. The IS/MND identified Vesting TSM 2025-01. Vesting TSM 2025-01 does not change the environmental assessment of the IS/MND. Further, the Planning Commission recommended to the City Council adoption of the IS/MND for this project. The Planning Commission further recommends findings that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the project is undertaken which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the project will have significant effect not discussed in the IS/MND. As such, the Planning Commission recommends the City Council find Vesting TSM 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. Subdivision Findings. The Planning Commission determines that none of the findings required by the City's Subdivision Ordinance and the California Subdivision Map Act Section 66474 that require the City to deny approval of a tentative map apply to this project, or that findings regarding flood protection cannot be made. To the contrary, the Planning Commission finds, and recommends the City Council find, as follows:

    a. The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval,

Vesting TSM 2025-01 is consistent with all local planning documents including the General Plan, Subdivision Ordinance, Zoning Ordinance, and the Subdivision Map Act.

b. The design or improvement of the proposed land division is consistent with applicable general plan and specific plans. Vesting TSM 2025-01 is consistent with the intended land uses, density, and development standards outlined in the General Plan. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the subdivision is consistent with the density and land use designated by the General Plan, as well as circulation, pedestrian accessibility, and other design or improvement requirements of the General Plan. There is no specific plan applicable to the site.

c. That the site is physically suitable for the proposed type of development. Vesting TSM 2025-01 would facilitate the subdivision of three (3) parcels, identified as APNs 025-130-48, 025-130-47, and 025-130-60S to create 183 lots to support single-family development and one remainder parcel to support future commercial uses. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, land characteristics, including topography, soil conditions, drainage patterns, ingress/egress and access points, and utility availability are appropriate and can accommodate future development without significant challenges or modifications.

d. That the site is physically suitable for the proposed density of development. Vesting TSM 2025-01 would facilitate the subdivision of three (3) parcels, identified as APNs 025-130-48, 025-130-47, and 025-130-60S to create 183 lots to support single-family development and one remainder parcel to support future commercial uses. The lot areas will conform to the standards of development as defined by the Zoning Ordinance for the applicable development zone districts. Future development will be subject to compliance with applicable development standards, including allowable density and intensity. Compliance with these standards would be ensured through the entitlement review process.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either

less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

f. The design of the subdivision and type of improvements being required are not likely to cause serious public health problems. All improvements shall be required by the City and shall include sewer, water, underground power, telephone, gas, concrete curbs, gutters, sidewalks, permanent street pavements, and streetlights. The project will be tied into existing municipal water, sewer, and storm drain systems through the extension of existing systems. Sanitary sewer service would be provided via connection to the existing sewer trunk main at the Isabella Avenue and Madera Avenue intersection , and domestic water service would be supplied through connection points in the same intersection and at the southern boundary of the site.. A temporary ponding basin is proposed on-site at the southeastern corner of the remainder commercial parcel. The basin is sized to accommodate stormwater runoff associated with the future residential subdivision and commercial development. The ponding basin will be designed with all applicable codes and standards to manage stormwater runoff effectively, as ensured through City reviewed and approved grading and drainage plans. Associated electric, natural gas, telecommunications, and solid waste services are provided by private companies and will serve the project site as needed. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the design of the subdivision and type of improvements being required are not likely to cause serious public health problems.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project site is encumbered by two public easements, including a 40-foot-wide canal easement and a 10-foot-wide PG&E easement. The 40-foot-wide canal easement traverses the remainder commercial parcel, where no development is currently proposed. Upon future development, all improvements would be designed to avoid conflicts with the easement and to maintain access to and use of the canal or provide for relocation or abandonment. The 10-foot-wide PG&E easement is located along the southern boundary of the project site. The Conditions of Approval require that the facilities within the PG&E easement be relocated or abandoned. Upon development, all modifications made to the existing public improvements fronting the parcels will be required to meet current City standards.

h. That the proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision pursuant to Government Code Section

66473.1. As feasible, the project has attempted to take advantage of passive or natural cooling opportunities in subdivision design. Appropriate consideration was given to the local climate, while ensuring that heating and cooling opportunities did not result in the reduction of allowable densities or the percentage of a lot that may be occupied as contemplated by Government Code section 66473.1.

4. Approval with Conditions. Based on the aforementioned findings, the Planning Commission recommends the City Council approve Vesting TSM 2025-01 (Exhibit '1'), subject to the conditions set forth in Exhibit '2' attached hereto.

5. Effective Date of Resolution. This Resolution shall become effective immediately. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and shall transmit copies of the same to the City Council of the City of Kerman

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 9th day of March 2026, and was fully adopted at said meeting by the following vote:

Ayes: **Bishop, Nehring, Molloy, Dolzadelli, Badhesha**
Noes: **NONE**
Absent: **NONE**
Recused: **NONE**
The foregoing resolution is hereby approved.

Scott Bishop, Chairperson

Attest:

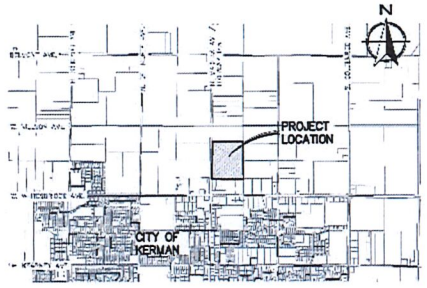
Jerry Jones
Planning Commission Secretary

Exhibit 1

Vesting Tentative Subdivision Map 2025-01

TENTATIVE TRACT MAP NO. 6509

A PHASED VESTING MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED & PLATTED IN AUGUST 2024
BY GATEWAY ENGINEERING, INC.
SHEET 1 OF 2



VICINITY MAP
1" = 2000'

OWNER:
LAMERECHT UNITED II LP
P.O. BOX 767
FRIANT, CA 93626

APPLICANT/DEVELOPER:
NORTH KERMAN LLC
4707 N. VAN NESS BOULEVARD
FRESNO, CA 93704

ENGINEER/SURVEYOR:
GATEWAY ENGINEERING, INC.
408 PARK CREEK DRIVE
CLOVIS, CA 93611

FLOOD HAZARD ZONE:
AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06019C0675H, EFFECTIVE DATE 2/18/2009, CITY OF KERMAN, CALIFORNIA, FRESNO COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X, AND AS IN ZONE X ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 55 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF PART OF FRESNO IRRIGATED FARMS CO. TRACT, RECORDED DECEMBER 6, 1909 IN BOOK 3, PAGE 20 RECORD OF SURVEYS, RECORDS OF SAID COUNTY.
APN: 025-130-023

PARCEL 2:
LOTS 53 AND 54 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 3, PAGE 20 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
APN: 025-130-47

PARCEL 3:
LOTS 51 AND 52 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 3, PAGE 20 OF SURVEYS, FRESNO COUNTY RECORDS.
APN: 025-130-48

BASIS OF ELEVATION

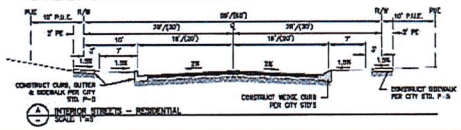
3.15 MILES EAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT KERMAN, AT THE CROSSING OF BISHOP AVENUE, 45.5 FEET SOUTH OF THE SOUTH RAIL, 88 FEET WEST OF THE CENTER LINE OF THE AVENUE, 4.5 FEET EAST OF MILEPOST 389, 1.3 FEET NORTH OF A FENCE, 1.7 FEET SOUTHEAST OF A WITNESS POST, ABOUT 1 1/2 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE THE GROUND.

SITE NOTES:

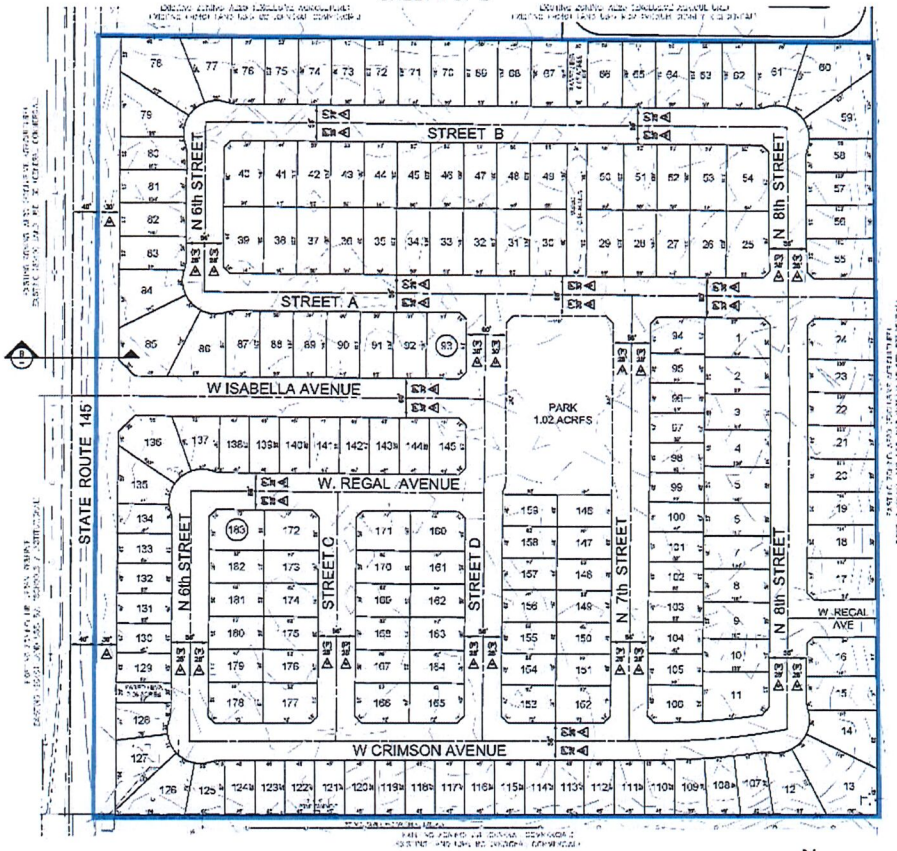
1. APN: 023-130-17 & 48
2. ADDRESS: NO SITE ADDRESS IS ASSIGNED TO THE SITE OF SR-145 BETWEEN SR-180 & NELSEN AVE
3. GROSS AREA: ±1,362,642 SQ. FT. (±31.28 ACRES)
4. NET AREA: ±1,330,607 SQ. FT. (±30.74 ACRES)
5. EXISTING ZONING: AL20 (AGRICULTURE EXCLUSIVE)
6. PROPOSED ZONING: RS-8-3.5 (SMART DEVELOPMENT DISTRICT)
7. EXISTING USE: AGRICULTURE (ALMOND ORCHARD)
8. PROPOSED USE: RESIDENTIAL
9. PROPOSED LOTS: 183 RESIDENTIAL
10. SETBACKS: FRONT = 10'/ INTERIOR SIDE = 5'/ STREET SIDE = 5'/ REAR = 7'
11. UTILITY SERVICES PROVIDED BY:

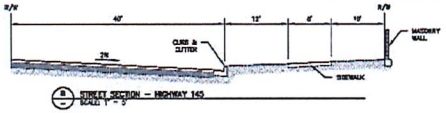
WATER	CITY OF KERMAN
SEWER	CITY OF KERMAN
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	CITY OF KERMAN
CABLE	AT&T
TELEPHONE	AT&T

12. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS POWER POLES, POWER LINES, IRRIGATION VENTS, IRRIGATION RISERS WITHIN THE PROPOSED SUBDIVISION THAT WILL BE RELOCATED WHERE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
13. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, IRRIGATION PIPES, VALVES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
14. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF KERMAN STANDARD DRAWINGS.
15. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
16. ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
17. MULTIPLE FINAL MAPS MAY BE FILED FOR THIS TENTATIVE MAP.



A INTERIOR STREETS – RESIDENTIAL
SCALE: 1"=5'





B STREET SECTION – HIGHWAY 145
SCALE: 1"=5'

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	5402	62	5000	123	3990
2	5405	63	5000	124	3990
3	5450	64	5000	125	4188
4	5490	65	5000	126	6294
5	5600	66	6212	127	6626
6	5600	67	5468	128	4165
7	5600	68	5000	129	3990
8	5600	69	5000	130	3990
9	5600	70	5000	131	3990
10	5600	71	5000	132	3990
11	6521	72	5000	133	3990
12	5426	73	5000	134	3626
13	6797	74	5000	135	4637
14	6443	75	5000	136	6525
15	5314	76	4967	137	4670
16	6304	77	5711	138	3834
17	6356	78	5437	139	3626
18	5691	79	5000	140	3625
19	5656	80	4963	141	3626
20	5621	81	5000	142	3835
21	5601	82	5000	143	3625
22	5600	83	4967	144	3625
23	5600	84	6170	145	4675
24	6132	85	5402	146	3626
25	6409	86	6170	147	3626
26	5600	87	6126	148	3626
27	5600	88	5000	149	3626
28	5600	89	5000	150	3626
29	5600	90	5000	151	3626
30	5600	91	5006	152	4463
31	5000	92	5006	153	4635
32	5000	93	3900	154	3626
33	5000	94	4463	155	3626
34	5000	95	3648	156	3626
35	5000	96	3969	157	3626
36	5000	97	3969	158	3626
37	5000	98	3606	159	3626
38	5000	99	3606	160	4841
39	5850	100	3969	161	4100
40	5850	101	3648	162	4100
41	5000	102	3648	163	4100
42	5000	103	3721	164	4100
43	5000	104	3938	165	4609
44	5000	105	3938	166	4673
45	5000	106	4810	167	4100
46	5000	107	4291	168	4100
47	5000	108	4239	169	4100
48	5000	109	3958	170	4100
49	5000	110	3969	171	4841
50	5000	111	3648	172	4626
51	5000	112	3648	173	4100
52	5000	113	3648	174	4100
53	5000	114	3648	175	4100
54	6268	115	3648	176	4100
55	6830	116	3648	177	4256
56	5000	117	3648	178	4860
57	5000	118	3648	179	4100
58	4830	119	3648	180	4100
59	6918	120	3648	181	4100
60	8146	121	3648	182	4100
61	6696	122	3648	183	4836



NOTE:
OVERHEAD ELECTRIC LINES TO BE RELOCATED UNDERGROUND OR ABANDONED WHERE INACTIVE.

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERING | LAND SURVEYING

TENTATIVE TRACT MAP NO. 6509

A PHASED VESTING MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED & PLATTED IN AUGUST 2024
BY GATEWAY ENGINEERING, INC.
SHEET 2 OF 2

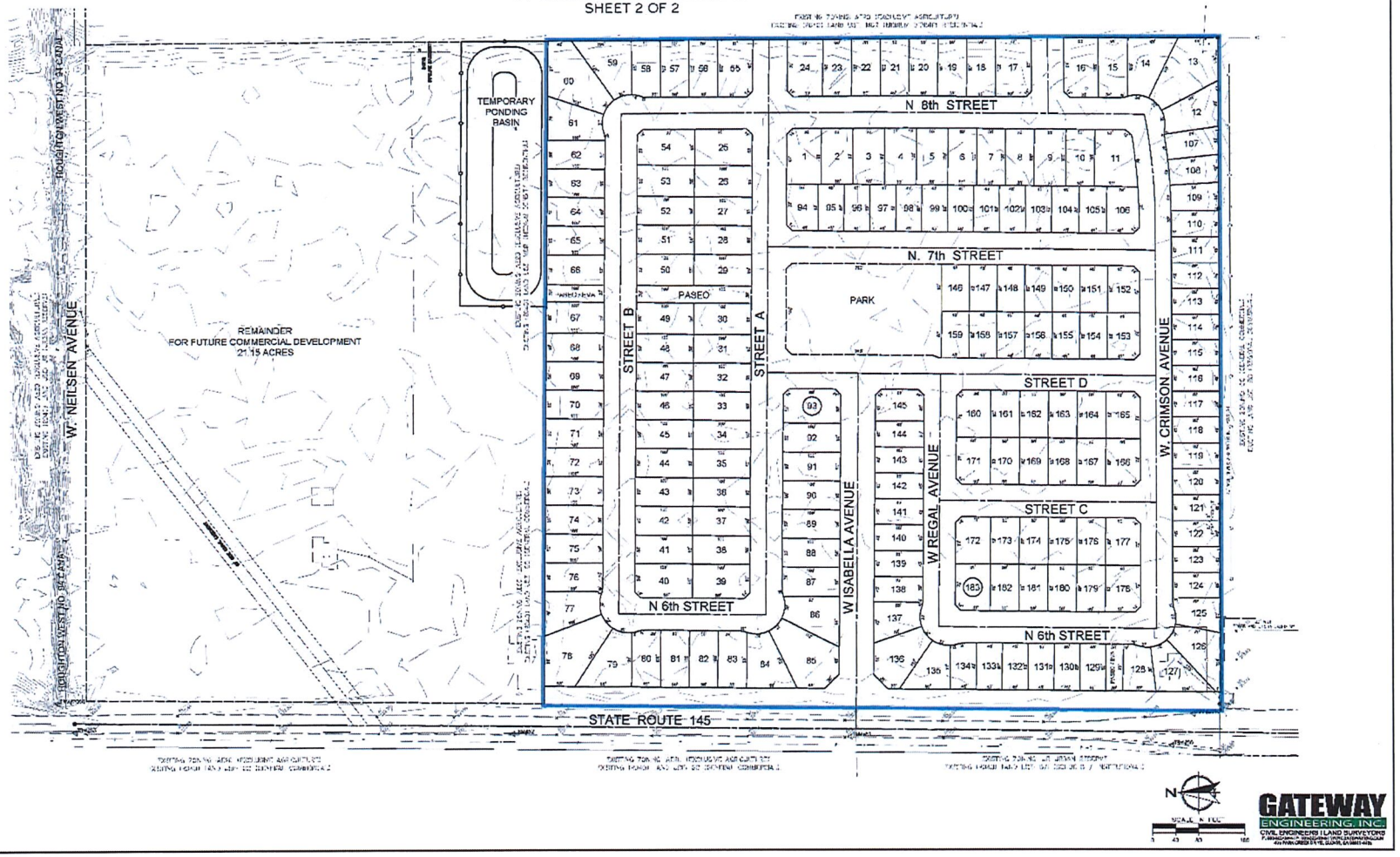


Exhibit 2

Conditions of Approval
Vesting Tentative Subdivision Map No. 2025-01
Harvest Estates Residential Subdivision

1. Community Development Department

    1. Project approval is conditioned upon applicant's acceptance of the conditions of approval contained herein.

    2. The applicant shall obtain express written approval from the Community Development Director for a deferment, modification, or waiver of any conditions of approval.

    3. The applicant shall relay all conditions of approval for this project to all subsequent purchasers of individual lots, if applicable, or to subsequent purchasers of this entire subdivision.

    4. All conditions of approval shall be the sole financial responsibility of the applicant, except where otherwise specified in the conditions of approval listed herein, via a separate development agreement, or as mandated by statutes.

    5. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program prepared for this development.

    6. It shall be the responsibility of the applicant to ensure that all required approvals, permits, and/or inspections from any entity having jurisdiction, are obtained prior to issuance of final occupancy for any lot.

    7. For the lots designated for single-family within the smart development combining district, the applicant shall apply for a Development Plan Review Permit to ensure a comprehensive development of superior quality than which might otherwise occur from more traditional development. The Development Plan Review Permit shall be approved prior to the issuance of any building permit.

    8. For the lots designated for single-family, a video policing plan shall be submitted to the Community Development Department for approval prior to approval of the first final map.

    9. For the remainder lot designated for commercial development, any proposed development will be required to go through the development review process and obtain approvals for development separately.

10. The applicant shall obtain City approval in advance for any temporary or permanent subdivision signs through the sign review process, in accordance with the City's Zoning Code.

11. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the Community Development Director on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements or any other siting or setback/yard requirements. If such a waiver is requested, the applicant and the Community Development Director shall work together to ensure that any siting of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts.

12. A right-to-farm covenant, approved as to legal form by the City Attorney, shall be recorded prior to the recording of the Final Map. The covenant shall be disclosed to all future homebuyers.

13. All landscaping (public planter/park strips, open space areas, outlots, typical lot plans, etc.) shall conform to the California Model Water Efficient Landscape Ordinance (MWELO) and all other applicable City standards. Preliminary landscape plans for all landscape areas shall be submitted for review and approval by the Community Development Department prior to the submittal of construction documents for review and approval.

14. All residential lots shall provide an all-weather surface and path for the movement and storage of trash toters. The path shall lead from the street to within the fenced side yard of each lot.

15. The applicant shall dedicate an approximately 1.02-acre neighborhood park for public purposes. The park shall be developed with landscaping (trees and shrubs), spacious turf area, shade structure to accommodate a minimum of four (4) picnic tables, ADA compliant amenities, and a playground area for children. A site plan, landscaping plan, and information on all structures, equipment, and materials to be provided shall be submitted for review and approval by the Parks and Recreation Department as part of the Development Plan Review Permit approval process.

2. Engineering Division

The conditions of development approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of such fees, and a description

of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period commences from the date of approval of the development. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

The following are the conditions of approval imposed on the subject development. The applicant shall:

A. General

1. Obtain express written approval of the City Engineer for a deferment, modification, or waiver of any engineering conditions of approval.

2. Comply with all applicable conditions set forth in Title 16 of the Kerman Municipal Code (Subdivisions).

3. Comply with the City's Improvement Plans Checklist in preparation of construction documents.

4. Pay all applicable development impact fees at the rate in effect at the time of payment. The applicant may be eligible for fee credits or fee reimbursements for over-sizing of facilities or construction of other eligible facilities included in the City of Kerman's Impact Fee Study. The City Engineer will determine the type and extent of improvements that are eligible for fee credits or reimbursements. For any improvements deemed eligible for fee credits or reimbursements, the applicant shall submit itemized quantity and unit costs for each item prior to acceptance of the improvements by the City.

5. Provide security in a sum to be determined by the City Engineer, prior to release of development permits, for the guarantee of improvements construction and against claims that may arise from contractors and material vendors.

6. Provide security in a sum to be determined by the City Engineer, prior to final acceptance of the off-site improvements by the City, for the guarantee and warranty of the improvements for a period of one (1) year following the completion and acceptance thereof by the City Council.

7. Provide a soils report or a waiver of soils report for approval by the City Engineer with the first submittal of the improvement plans.

8. Obtain and comply with encroachment permits from affected jurisdictions for all work performed within their rights-of-way and easements.

9. Comply with all the requirements of the local utility, gas, electric, telephone, cable, and other communication companies (Utilities). It shall be the responsibility of the applicant to notify Utilities to remove or relocate poles where necessary. The City will not accept first submittal of improvement plans without proof that the applicant has provided the improvement plans to the Utilities.

10. Underground all existing overhead and any new utility facilities located along the development frontage and at all other locations impacted by or necessary to accommodate the proposed development.

11. Contact the United States Postal Service and address all requirements for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction. Applicant shall submit a copy of the Method of Delivery Agreement (MODA) to the City.

12. Install all improvements within public right-of-way and easements in accordance with affected jurisdictions standards, specifications, master plans, and record drawings.

13. Provide and pay for all compaction testing required by the City Engineer. Compaction test locations and depths shall be established by the City Engineer. Compaction test results shall be submitted in a format acceptable to the City Engineer, for review and approval.

14. Maintain the construction site, and any public streets fronting the site, clear of any construction or landscaping debris. The site shall not be used as a storage area for equipment, materials, or other items.

15. Remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.

16. Provide clean-up, street sweeping, and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of $5,000.00 shall be submitted to the City to guarantee compliance. At any time, applicant is deemed to be non-compliant by the City Engineer or Public Works Director,

the City may draw from said deposit to pay for necessary activities to bring the site into compliance.

17. Maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Kerman Police Department, North Central Fire Protection District, and City Engineer. For developments occurring in phases, the applicant shall submit a schedule showing the sequence of development within the area covered by the tentative map.

18. Assume responsibility for all contractor's actions during the course of any work occurring on the site. Designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the applicant. Said authorized representative shall be present while work is in progress. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the applicant or his authorized representative is not present for any part of the work where it may be necessary to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person(s) in charge of the particular work in reference to which the orders are given. Whenever orders are given to the applicant 's representative or superintendent or foreman to do work required for the convenience and safety of the general public, such work shall be done at the applicant's expense.

19. Install monuments at all section corners, quarter section corners, all street centerline intersection points, angle points, and beginning of curves and end of curves on streets adjacent to or within the development prior to final acceptance of the development. Any existing section corner or property corner monuments damaged or destroyed by the development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

B. Maps and Plans

1. Contact the City Engineer to set up a Pre-Submittal Meeting prior to the initial submittal of the improvement plans. The Applicant 's engineer is required to attend.

2. Submit a 18" x 26" final map, prepared by a registered civil engineer or licensed land surveyor, and adhering to Subdivision Map Act requirements and City of Kerman Municipal Code. The final map shall be drawn at a scale of 1"=100' and include the current filing fee, closure calculations, preliminary title report dated within 60 days of

submittal, legal descriptions and drawings of required dedications. Upon approval of the final map, applicant shall submit a reproducible/electronic copy (PDF) to the City Engineer.

3. Submit a set of 24" x 36" construction plans prepared by a licensed Civil Engineer for review and approval of all required improvements prior to the release of any development permits. The plans shall include a site grading and drainage plan, landscaping and irrigation plans, and on-site and off-site utilities plan, if applicable, showing locations and sizes of storm drain, sewer and water mains, laterals, manholes, meters, valves, hydrants, etc.

4. Submit a reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any, prior to beginning any construction, or within ten (10) calendar days of approval.

5. Submit Pad Certification(s) prior to issuance of building permits.

6. Submit a PDF file of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" prior to City acceptance of the improvements.

7. Submit a copy of the recorded map to the County Surveyor's Office pursuant to Section 66466(f) of the Subdivision Map Act and Section 8774.5(a) of the Professional Land Surveyors Act

C. Dedications and Street Improvements

1. Provide right-of-way acquisition or dedicate free and clear of all encumbrances and improve the following streets to City standards:
   a) Isabella Avenue
      i) Dedicate right-of-way and easements applicable to 60' street width, in accordance with City Standard P-1.
      ii) Relinquish all direct vehicular access from all single-family lots backing onto this street.
      iii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

   b) Street D – Isabella to Street A; Street A East of Street D
      i) Dedicate right-of-way and easements applicable to 60' street width, in accordance with City Standard P-1.

ii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

c) Interior Residential Streets
   i) Dedicate right-of-way and easements applicable to 56' street width, in accordance with City Standard P-1.
   ii) Relinquish all direct vehicular access from all single-family lots backing onto adjoining properties.
   iii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

d) Madera Avenue (State Route 145)
   i) Complete the Intersection Safety and Operational Assessment Process (ISOAP)in accordance with Caltrans correspondence dated October 21, 2025 for the intersection of Madera Avenue and Isabella Avenue. Adhere to construction of identified improvements and timing relative to issuances of building permits. Acquire all right-way from adjacent property owners and complete all utility relocations, as necessary, to accommodate the intersection improvements. Construction of the intersection improvements shall be the sole responsibility of the applicant.
   ii) Dedicate ultimate right-of-way (40' existing) east of center/section line for public highway purposes along development frontage per Caltrans requirements. The minimum dedication from the face of curb to the masonry sound wall shall be 30'.
   iii) Construct ultimate northbound Madera Avenue improvements including an additional travel lane, bike lane, shoulder and landscaped median island. Configuration should match the southbound roadway improvements. Frontage improvements shall include curb and gutter, sidewalk (min. 8' wide), curb ramps, street lights, and landscaping and irrigation. The minimum distance from the face of curb to the masonry sound wall shall be 30'.
   iv) Relinquish all direct vehicular access from all single-family lots backing onto Madera Avenue.

e) Paseo/Emergency Vehicle Access (Adjacent to the south of lot 129)
   i) Dedicate 30' for emergency vehicle access, public utility, and pedestrian purposes.
   ii) Install all-weather surface and access gate in accordance with North Central Fire Protection District requirements, if required for emergency vehicle access.
   iii) If ultimately not required for emergency vehicle access, construct 10' wide sidewalk and landscaping and irrigation for pedestrian use.

f) Paseo (Adjacent to the east of lots 30 and 49)
   i) Dedicate 30' bike/pedestrian easement for pedestrian purposes.
   ii) Construct a 10' wide sidewalk including landscaping and irrigation.

g) Paseo/Emergency Vehicle Access (Adjacent to the east of lot 67)
   i) Dedicate 30' for emergency vehicle access, public utility, and pedestrian purposes.
   ii) Install all-weather surface and access gate in accordance with North Central Fire Protection District requirements, if required for emergency vehicle access.
   iii) If to be used for emergency vehicle access, construct all-weather access road from Madera Avenue through the commercial remainder parcel to the access point. Dedicate emergency vehicle access easement per North Central Fire Protection District requirements.
   iv) If ultimately not required for emergency vehicle access, construct 10' wide sidewalk and landscaping and irrigation for pedestrian use.

2. Dedicate a 10' public utility easement along all streets and all other locations requested by utility companies. Alternate widths must be approved in writing by all utility companies and a copy of said written approval shall be submitted to the City Engineer.

3. Obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.

Street Designation	Minimum Section
Residential Street(s)	2" HMA/4" CLII AB/6" CNS
Collector Street(s)	3" HMA/6" CLII AB/6" CNS

4. Install standard barricades with reflectors at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

5. Install 2"x6" redwood header boards prior to street paving, at the end of any permanent pavement abutting undeveloped property.

6. Install temporary paved cul-de-sacs at the end of any dead-end streets, planned for future extension, longer than 150'. A 40' radius shall be provided to allow turnaround of emergency equipment.

7. Provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements within the development. All traffic signs and street name signs shall be installed in accordance with City Standards and the CA MUTCD (latest edition). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.

8. Provide corner cut-offs at all street intersections. Corner cut-offs shall be sufficient to provide for sight distances and accommodate curb ramps.

9. Provide street names consistent with east-west street naming to the west and north-south street naming to the south. Names matching existing county roads or city streets must maintain the current suffix. When deemed practical, entry streets, cul-de-sacs, and courts should utilize the name of the nearest subdivision street. Street names shall be approved by the Community Development Director.

10. Install subdivision signage complying with applicable Building & Fire Code and Section 17.30.070 of the Kerman Municipal Code.

D. Sanitary Sewer

1. Identify and abandon all existing septic systems per City Standards and any other governing regulations.

2. Dedicate easements for all onsite sewer mains not located in dedicated rights-of-way. Easement widths to determined by the City Engineer.

3. Connect to the nearest 18" sewer main available to serve the development, located in Isabella Avenue west of Madera Avenue. The applicant 's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations.

4. Install sanitary sewer mains of the size and in the locations indicated below. The applicant 's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

   a) Interior Streets: Minimum of 8" sewer mains throughout development except as noted below.
   b) Isabella Avenue: 18" sewer main
   c) Street D, Isabella Avenue to Street A: 18" sewer main
   d) Street A, Street D to Paseo: 18" sanitary sewer main
   e) Street A, Paseo to East Property Line: 15" sanitary sewer main
   f) Paseo, North Property Line to Street A: 10" sewer main

5. Install one (1) sewer service house branch to each lot within the development in accordance with City Standards. Additionally, install sanitary sewer main services to

existing parcels' property lines, not currently served, and fronting the proposed sanitary sewer main improvements.

E. Water

1. Identify and abandon all existing water wells per City Standards and any other governing regulations.

2. Dedicate easements for all onsite water mains, hydrants, blow-offs, and water meters not located in dedicated rights-of-way. Easement widths to determined by the City Engineer.

3. Connect to the nearest 12" water main available to serve the development, located in Isabella Avenue west of Madera Avenue, as well as to the 8" at the southwest corner of the development. Route along the Madera Avenue frontage and into the subdivision as the second point of connection via the outlot south of Lot 129. The applicant 's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

4. Install water mains of the sizes and in the locations indicated below and provide an adequately looped water system, consisting of at minimum two connection points. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

   a) Interior Streets: Minimum of 8" water mains throughout development.

   b) Madera Avenue: 8" water main along development frontage south of Isabella Avenue. 12" water main along the development frontage north of Isabella Avenue.

5. Install one (1) water service to each lot within the development in accordance with City Standards. Water services shall be grouped at property lines. Additionally, install water services to existing parcels' property lines, not currently served and fronting the proposed water main improvements.

6. Install landscape water service(s), size as necessary to each public landscape area within the development in accordance with City Standards.

7. Install one (1) signal repeater for the City's incorporation into its water meters advanced network infrastructure. The location and type shall be determined by the City Engineer.

8. Install one (1) water sampling station in accordance with City Standards. The location shall be determined by the City Engineer.

9. Install fire services in accordance with North Central Fire Protection District requirements and City Standards. Fire services shall include a detector check.

10. Install fire hydrants at locations approved by the North Central Fire Protection District. Fire hydrants and curbs shall be painted as directed by the North Central Fire Protection District.

11. Do not perform water service connection to the City of Kerman water system until a bacteriological report has been accepted by the City Engineer.

F. Surface Water Conveyance

1. Install 18" surface water pipeline along the Madera Avenue development frontage for future recharge activities of Basin C. Connect to existing 18" storm drain main in Isabella Avenue west of Madera Avenue.

G. Grading and Drainage

2. Provide a temporary on-site retention basin for storm water disposal. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. Sizing calculations shall be provided on the grading plan. The temporary basin is solely for the convenience of the development. A covenant stating maintenance requirements shall be prepared and recorded on the lot on which the basin is to be located.

3. Backfill the temporary basin within ninety (90) days after notice by the City that the permanent facility is available, and the temporary basin is no longer needed. In the event the owner fails to backfill said basin, the City may cause the basin to be backfilled. A lien to cover the cost of work will be placed on the property on which the basin is located. A covenant stating these requirements shall be prepared and recorded on the lot on which the basin is to be located.

4. Install storm drain mains of the sizes and in the locations indicated below. The applicant 's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

   a) Interior Streets: Minimum of 15" storm drain mains throughout development.

5. Submit hydrologic and hydraulic calculations (H&H) for any proposed storm drain system and submit with the grading plan for review and approval by the City Engineer. Form of H&H calculations shall be approved by the City Engineer prior to submittal.

6. Install concrete masonry block walls in accordance with City Standards, with a minimum height of 6 feet (unless otherwise noted below), and of a design and color approved by the City of Kerman Planning Division at the following locations:

   a) Madera Avenue: Minimum 7' wall along the development frontage.
   b) Isabella Avenue: Back of lots 85 to 93 and 136 to 145.
   c) Neighborhood Park: South side abutting single family residential lots.
   d) Paseos: Abutting single family residential lots.
   e) Northern subdivision limits: Minimum 7' wall.
   f) Southern subdivision limits: Minimum 7' wall.

   Masonry block walls that retain more than 12" and/or are taller than 6 feet shall be designed by a registered civil engineer.

7. Show grade differentials between lots and adjacent properties and address in conformance with City Standards. Any retaining walls required shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

8. Submit a copy of Storm Water Pollution Prevention Plan with Notice of Intent, or Construction Rainfall Erosivity Waiver, if applicable, prior to issuance of Grading Permit. The City is not a designated MS4 area and is regulated under the Construction General Permit Order 2022-0057-DWQ (CGP). Comply with all requirements of the NPDES General Permit, if applicable. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.

9. Submit a copy of the San Joaquin Valley Air Pollution Control District (SJVAPCD) Dust Control Plan or Construction Notification Form, if applicable, prior to issuance of a grading permit. The Project shall comply with all rules, regulations and conditions of approval imposed by the District. The applicant shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The applicant shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.

B. Landscaping and Irrigation

1. Provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and all other areas reserved for landscaping. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Kerman Standard

Drawings and Specifications, Street Median Landscape Master Plan and the California Model Water Efficiency Ordinance. A preliminary landscape plan for all public areas shall be submitted to the Community Development Department for review and approval prior to submittal of construction documents. Public landscaping and irrigation shall be installed in the following locations:

a) Madera Avenue: along the development frontage within the median island and from back of curb to masonry wall.
b) Isabella Avenue: along Lots 85 to 93 and 136 to 145 from the back of curb to the masonry wall.
c) Neighborhood Park
d) Paseos

2. Install all landscape and park improvements prior to occupancy of 50% of the total lots approved with the tentative map or final acceptance of the Phase I final map improvements, whichever occurs first. If the park improvements are not constructed on the park outlot for any reason within two (2) years of the recordation of the first final map, City shall have the right to request from surety and receive upon City's demand sufficient funding to complete construction of the improvements for the park. The two-year period may be extended at City's sole discretion and upon such conditions as City shall determine.

3. Request annexation to the City's Landscaping and Lighting District (LLD). The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The property owner shall consent to the first-year assessment and annual increases per the provisions of the LLD. The property owner/applicant shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a LLD. Said notification shall be in a manner approved by the City. The property owner/applicant shall supply all necessary assessment diagrams and other pertinent materials for the LLD.

4. Contact and comply with all requirements of the Fresno Irrigation District (FID). This may include, but not be limited to, dedicating easements, piping or relocating any existing FID canals or ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included in the previously required set of construction plans and submitted to and approved by FID prior to the release of any development permits or recording of the final map. If an FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

5. Identify all existing onsite agricultural irrigation systems either onsite or within public rights-of-way, whether FID or privately owned prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of the development. Therefore, the applicant shall bear all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development. The applicant shall identify on the construction plans all existing irrigations systems and their disposition (abandonment, repair, relocation, and or piping) for approval by the City Engineer. The applicant shall consult with the FID for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation systems or for any service interruptions resulting from development activities.

6. Indicate on construction drawings the depth, location and type of material of any existing FID irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals or ditches shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

3. Other Agency and Department Conditions
Refer to Staff Report Attachment E, Other Agency/Department Comments

A. Caltrans

1. State Route 145 and W Isabella Avenue: The Intersection Safety and Operational Assessment Process (ISOAP) is required to evaluate proposed traffic control and design geometrics for intersections and other access improvements proposed on the State Highway System. ISOAP refers to a data driven, performance-based framework incorporating the Safe System Approach to screen intersection strategies and identify optimal solutions for new or improved intersections that considers all users.

2. State Route 180 and State Route 145 Intersections: Locations with right-turn-only lanes should provide a minimum 4-foot width for bicycle use between the right-turn and through lane when bikes are permitted, except where posted speed is greater than 40 miles per hour, the minimum width should be 6 feet.

3. Frontage improvements (lane configuration (including bike lane), shoulder, curb, gutter, sidewalk (six-foot minimum), roadway lighting, etc.) along this portion of SR 145 should match the southbound roadway proposed configuration, to be completed by Caltrans oversight project 06-1E060 (Contact Caltrans Project Manager, Ilda Thanes, 559.944.7894).

A. Fresno County, Public Health, Environmental Health

1. All water wells and/or septic systems that exist or have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.

2. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

3. Should the structure(s) have an active rodent or insect infestation, the infestation shall be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.

4. In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information on remediation.

5. If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel work the contractor shall contact the following agencies for current regulations and requirements:

   a. California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
   b. United States Environmental Protection Agency, Region 9, at (415) 947-8000.
   c. State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

B. Fresno Irrigation District (FID)

1. FID's Houghton West No. 94 canal runs westerly along the north edge of the Project and crosses Madera Avena. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

2. For developed/urban areas FID requires that Engineer/Land Surveyors use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide right-of-way along the top of bank to be built out full width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff

to field evaluate an adequate width. FID staff must field verify the right-of way/ property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width and right-of way requirements are met.

3. All trees and unauthorized enc encroachments will need to be removed from within FID's 20-feet wide drive bank.

4. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Houghton West Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal or drive bank. If the City must come up with an acceptable means to protect the Canal's integrity. FID proposes the following:

        i. Freeboard - FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters and is one of the larger canals used to convey the stormwater, FID will require 2.0 feet of freeboard. The City will be required to either import or export material to match FID's standards.

        ii. Maintenance - this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at bridge crossings, and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the City requires a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City will be responsible to fund the "higher level" of maintenance.

    b. Drive banks/maintenance roads and encroachments (both banks):

        i. All impacted drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff

must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

ii. Any drainage systems or swales proposed must be located outside FID's property/easement.

iii. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.

iv. All drive banks shall be overlaid with 3 inches of virgin/non-recycled Class II aggregate base for all-weather access and for dust suppression.

v. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.

5. Trail - As with other developments with trails proposed along FID canals, FID will not allow the trail to encroach/overlap FID's canal easement unless consistent with a Master Trails Agreement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

   a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

   b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

   c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

   d. FID's canals will not accept any drainage from the trail or the canal bank.

   e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

6. Canal Access - FID will continue to access the Canal from Madera Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID requires a 50-feet wide drive approach narrowing to a 20 feet wide drive bank. The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

7. Any existing bridge guard railings should be modified to meet current design with a concrete headwall and chain-link barrier of the wingwalls.

8. FID's active Whitmore No. 346 traverses the Annexation Area and crosses Madera Avenue as the Private Whitmore No. 346 approximately 150 feet north of the Tract 6509 development, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of these facilities, FID must review and approve all plans. FID records indicate the private section of the Whitmore No. 346 is active and should be treated as such.

9. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Storm drain, Street, Landscaping, Dry Utilities, and all other utilities.

10. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.

11. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.

12. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways but will in certain instances allow for its property to be in common use with landscape easements if the City of Kerman enters into the appropriate agreement.

13. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.

14. Footings of retaining walls shall not encroach onto FID property/easement areas.

15. Trees will not be permitted within FID's property/easement areas.

16. FID requires its easements be shown on all plans with proper recording information.

17. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within Fl D's easement and the grading contractor will be responsible for the repair of all damage to the existing pipeline caused by contractors grading activities.

18. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing

cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.

B. Fresno Local Agency Formation Commission (LAFCo)

1. The applicant will be required to submit the appropriate application materials including fees to LAFCo for reorganization. These materials are enumerated on LAFCo's website (www.fresnolafco.org) through the Applications and Documents tab under "Items Necessary for a Complete Application". The current fee schedule for changes of organization/reorganization (annexation) of 81-160 acres is $14,400.

2. Annexation of full rights of way contiguous to parcel boundaries should be presumed in the reorganization's legal description and map.

C. Kerman Unified School District (KUSD)

1. Pay applicable school fees at the rate in effect at the time of collection. School fees shall be paid prior to issuance of building permits and proof of such payment shall be submitted to the City of Kerman Building Division.

D. Mid Valley Disposal

1. Each single-family unit shall require three (3) carts, which must be stored in the garage or elsewhere on the property out of public view until service day.

E. North Central Fire Protection District (NCFPD)

1. Comply with all requirements of the North Central Fire Protection District.

2. Provide all weather access to the development prior to the delivery of combustible material to the site and maintain during all phases of construction to the satisfaction of NCFPD. Alternative or phased fire access requires prior approval by NCFPD.

3. Until such time that a second permanent vehicular access point is established, provide an emergency vehicle access point at a location acceptable to NCFPD.

F. PG&E

1. The final map shall contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the City declines to accept it, the applicant/developer may be required to provide an easement in gross satisfactory to PG&E. The following language is

recommended to be expressly stated for the offer to dedicate Public Utility Easements (PUEs):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

G. San Joaquin Valley Air Pollution Control District (SJVAPCD)

1. Prior to issuance of grading permits or commencement of construction activities, whichever comes first, the applicant/developer shall provide the City with evidence from the San Joaquin Valley Air Pollution Control District of an approved Dust Control Plan or Construction Notification form under Regulation VIII – Fugitive Dust PM10 Prohibitions. The development may be subject to other rules including, but not limited to, Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). The applicant/developer will be required to carry out measures of applicable SJVAPCD Rules and Regulations as noted in their comment letter dated August 20, 2025.

Resolution No. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION TO INITIATE ANNEXATION OF FIVE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S TOTALING APPROXIMATELY 88.89 ACRES AND ADJACENT RIGHT-OF-WAY FROM THE COUNTY OF FRESNO INTO THE KERMAN CITY LIMITS, AND DETACH THE ANNEXATION AREA FROM THE KINGS RIVER CONSERVATION DISTRICT, LOCATED BETWEEN WEST NIELSEN AVENUE, NORTH DEL NORTE AVENUE, WEST WHITESBRIDGE ROAD (STATE ROUTE 180), AND NORTH VINELAND AVENUE (ANX 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.89 acres, 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; and

WHEREAS, ANX 2025-01 pertains to the approximately 88.9-acre project area (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S) and adjacent right-of-way ("annexation area" or "affected territory") as set forth in Exhibit '1' attached hereto and by this reference incorporated herein; and

WHEREAS, the City of Kerman desires to initiate proceedings, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code; and

WHEREAS, Government Code section 56654 provides that "[a] proposal for a change of organization or a reorganization may be made by the adoption of a resolution of application by the legislative body of an affected local agency . . . [;]" and

WHEREAS, the specific changes of organization requested consists of an annexation into the City of Kerman and detachment from the County of Fresno and the Kings River Conservation District of the annexation area; and

WHEREAS, the affected territory proposed to be changed is inhabited, and on this day contains 8 registered voters, according to information received from the County Elections Office; and

WHEREAS, the proposed annexation area is inside the Sphere of Influence of the City of Kerman and adjacent to Kerman City Limits; and

WHEREAS, there are two current Williamson Act contracts, Agricultural Preserve (AP) No. 2755 and AP No. 6920, pertaining to APNs 025-130-48 and 025-130-47, with valid protests pursuant to Government Code Section 51243.5 (AP No. 2755 protest adopted February 16, 1971; AP No. 6920 protest adopted January 6, 1983), and as a result, upon annexation into Kerman City Limits, both contracts would automatically terminate without cancellation fees; and

WHEREAS, the City has an agreement with the County of Fresno to comply with Revenue and Tax Code Section 99 regarding property tax revenue transfer upon annexation, which memorandum of understanding includes standards of annexations; and

WHEREAS, the City does not propose any specific term and conditions for the proposed reorganization; and

WHEREAS, the reasons for this proposed annexation is to facilitate future residential and commercial development; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the proposed Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project; and

WHEREAS, all prerequisites for the initiation of proceedings, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, have been met; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred, and the Planning Commission now desires to recommend to the City Council approval of ANX 2025-01 as set forth herein to initiate annexation proceedings for the affected territory as set forth in Exhibit '1'.

NOW, THEREFORE, the Planning Commission of the City of Kerman resolves as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA. The Planning Commission concurrently recommended adoption of the IS/MND (ENV 2025-02) for the project. The IS/MND identified ANX 2025-01. ANX 2025-01 does not change the environmental assessment of the IS/MND. Further, the Planning Commission recommended to the City Council adoption of the IS/MND for this project. The Planning Commission further recommends findings that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the project is undertaken which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the project will have significant effect not discussed in the IS/MND. As such, the Planning Commission recommends the City Council find ANX 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. General Plan Consistency. The Planning Commission finds that the annexation is consistent with the goals, objectives, and policies of the City of Kerman 2040 General Plan, as amended by GPA 2025-01. In this regard, the Planning Commission finds that public necessity, convenience, general welfare, or good zoning practices justify annexation of the project site. Specifically, the annexation and pre-zoning change is consistent with the General Plan goals and policies, any operative plan, or adopted policy including LU-3.2 Urban Form; LU-3.3 Prevent Sprawl Development; and LU-3.4 Leapfrog Development within SOI as described below and implements the planned residential and commercial land uses for the project site.

    a. General Plan Policy LU-3.2 Urban Form: The project site is outside City limits but is within the City's Sphere of Influence. The project requires annexation and therefore would result in a change in City limits. The project proposed would meet the considerations of General Plan Policy LU-3.2 Urban Form. Specifically, the project would facilitate future residential units which would help meet the city's

residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The project would not result in obstacles to growth because future development would be able to connect to City services. The project would result in infrastructure improvements, including roadway and circulation improvements. Lastly, the project would facilitate future commercial uses which would serve the city's economic development needs. Based on these considerations, the project as proposed maintains growth management controls and is consistent with General Plan Policy LU-3.2.

b. General Plan Policy LU-3.3 Prevent Sprawl Development: The project site is contiguous to existing and approved development within City Limits. Thus, the project does not encourage sprawl and is therefore consistent with General Plan Policy LU-3-3.

c. General Plan Policy LU-3.4 Leapfrog Development: The project site is contiguous to existing urban development and thus would not constitute leapfrog development.

4. Findings for Annexation. The Planning Commission further finds, and recommends the City Council find, as follows:

a. The proposed annexation is within the City's adopted Sphere of Influence. The project site is outside City limits but is within the City's Sphere of Influence. The project requires annexation and therefore would result in a change in City limits. The project as proposed would meet the considerations of General Plan Policy LU-3.2 Urban Form, which sets the City's growth management control measures. Specifically, the project would facilitate future residential units which would help meet the city's residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The project would also result in 1.22 acres of parkland and paseos meeting community needs. The project would not result in obstacles to growth because future development would be able to connect to City services. The project would also result in infrastructure improvements, including roadway and circulation improvements. Lastly, the project would facilitate future commercial uses which would serve the city's economic development needs. Based on these considerations, the project as proposed maintains growth management controls and is consistent with General Plan Policy LU-3.2.

b. The proposal must be consistent with city general and specific plans, including adopted goals and policies. The project would facilitate future residential and commercial development within an area with existing and planned residential, commercial, and schools/public institutional uses. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with General Plan Policies LU-1.4 (Limit Residential Development Along Highways), LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). There are no specific plans applicable to the proposed project.

c. Pursuant to CEQA, the proposal must mitigate any significant adverse effect on continuing agricultural operations on adjacent properties, to the extent reasonable and consistent with the applicable general and specific plan. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

d. At least 25% of the area proposed for annexation has an approved Vesting Tentative Subdivision Map(s) (single-family residential) and an approved site plan (for uses besides single-family). The proposed annexation would meet this condition whereby at least 25% of the proposed annexation area will include an approved tentative map for single-family use.

e. The annexation is to fulfill the city's Regional Housing Needs Allocation (RHNA) obligation which otherwise cannot be accommodated on lands currently within the city's incorporated boundary. The project would facilitate future residential uses which would assist the City with fulfilling the city's RHNA obligation within the City's 6th Cycle Housing Element Update.

f. The proposal would not create islands. Boundaries must ultimately minimize creation of peninsulas and corridors, or other distortion of boundaries. The

proposed annexation area would not create islands. New boundaries would not create any peninsulas or corridors.

5. Approval of Initiation of Reorganization. Based on the information provided above, the Planning Commission recommends the City Council of the City of Kerman adopt a resolution to initiate annexation of the annexation area as set forth in Exhibit '1' in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

6. Effective Date of Resolution. This Resolution shall become effective immediately. The Secretary of the Planning Commission shall certify the adoption of the Resolution and shall transmit copies of the same to the City Council of the City of Kerman.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the City of Kerman Planning Commission on the 9th day of March 2026, and was fully adopted at said meeting by the following vote:

Ayes: **Bishop, Nehring, Molloy, Dolzadelli, Badhesha**
Noes: **NONE**
Absent: **NONE**
Recused: **NONE**

The foregoing resolution is hereby approved.

Scott Bishop, Chairperson

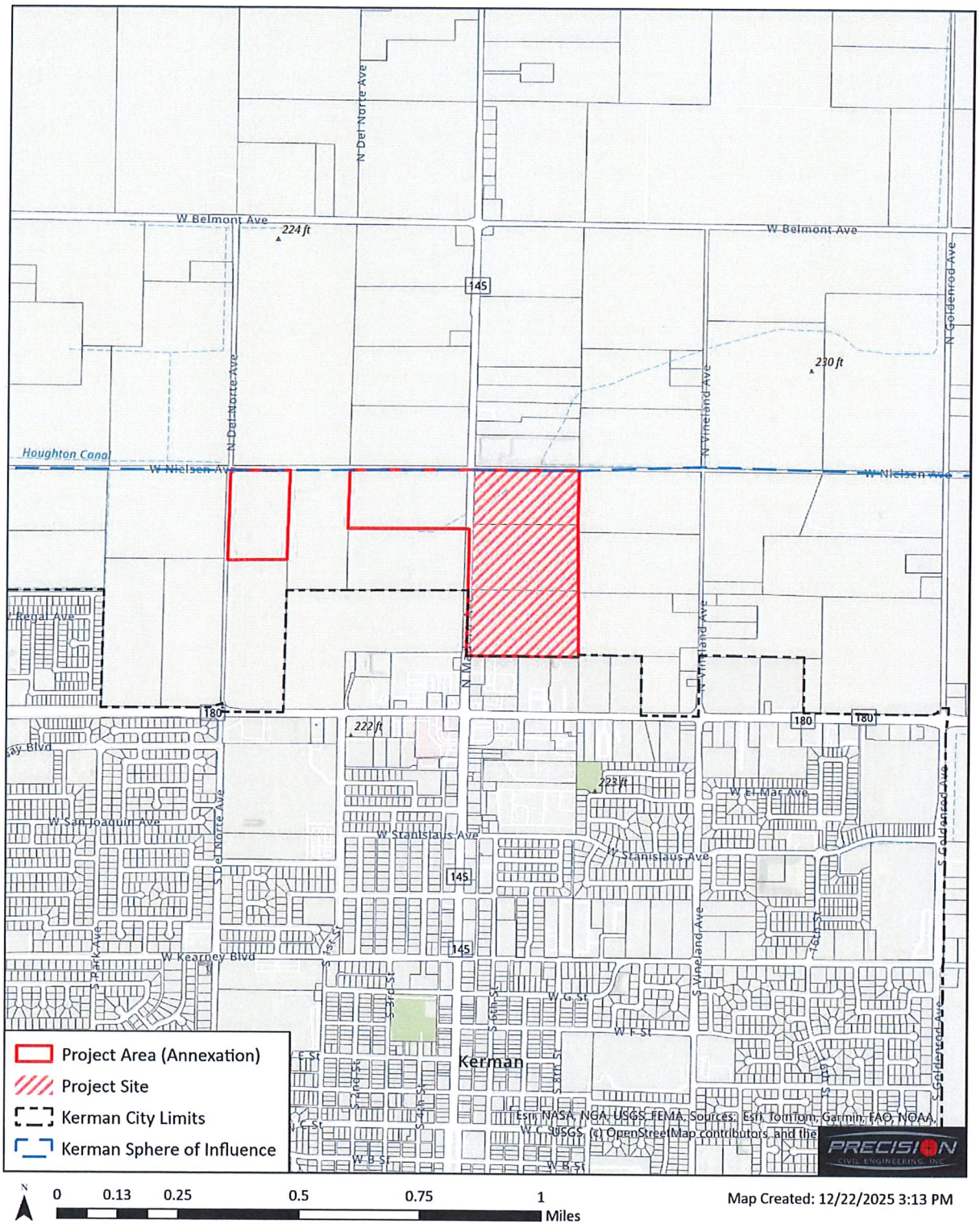
Attest:

Jerry Jones

Planning Commission Secretary

Exhibit 1

Annexation Boundary for ANX 2025-01



Attachment ‘G’

Resolution No. 26-20 Approving General Plan Amendment 2025-01 and Mitigated Negative Declaration (ENV 2025-02; SCH #2025121223)

RESOLUTION NO. 26-20

A RESOLUTION OF THE CITY COUNCIL 1) ADOPTING MITIGATED NEGATIVE DECLARATION (ENV 2025-02; SCH #2025121223) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT 2025-01; AND 2) APPROVING GENERAL PLAN AMENDMENT 2025-01 TO AMEND THE GENERAL PLAN LAND USE MAP FOR THREE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, AND 025-130-60S TOTALING APPROXIMATELY 54.2 ACRES, CHANGING APPROXIMATELY 29 ACRES TO 31 ACRES OF MDR – MEDIUM DENSITY RESIDENTIAL AND APPROXIMATELY 24 ACRES TO 21 ACRES OF GC – GENERAL COMMERCIAL, LOCATED ON THE EAST SIDE OF NORTH MADERA AVENUE BETWEEN WEST WHITESBRIDGE ROAD AND WEST NIELSEN AVENUE (ENV 2025-02 AND GPA 2025-01)

WHEREAS, State Law requires that local agencies adopt General Plans containing specific mandatory elements; and

WHEREAS, the City of Kerman has adopted a Comprehensive General Plan Update and Environmental Impact Report in July 2020, and the City of Kerman is currently in compliance with State mandates relative to Elements of the General Plan; and

WHEREAS, State law also provides for periodic review, updates, and amendments of its various plans; and

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.93 acres, 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; and

WHEREAS, GPA 2025-01 pertains to approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) located on the east side of North Madera Avenue (State Route 145) between West Whitesbridge Road (State Route 180) to the south and West Nielsen Avenue to the north, adjacent northeast to the Kerman City Limits at 402 North Madera Avenue, 342 North Madera Avenue, 134 North Madera Avenue, Kerman, CA 93630; and

WHEREAS, GPA 2025-01 proposes to modify the General Plan Land Use Map for the subject area, increasing the Medium Density Residential (MDR)-designated area from approximately 29 acres to approximately 31 acres and decreasing the General Commercial (GC)-designated area from approximately 24 acres to approximately 21 acres, shifting the GC designation from the western portion of the site to the northern portion as shown in **Exhibit '1'**; and

WHEREAS, GPA 2025-01 would adjust the balance and spatial arrangement of MDR and GC land uses while maintaining an overall mix of residential and commercial uses consistent with the City's long-term planning objectives.

WHEREAS, GPA 2025-01 is not expected to be detrimental to the health, safety and welfare of the city; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City of Kerman ("City") as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the Project and the project is in compliance with CEQA; and

WHEREAS, the IS/MND was circulated for a 30-day public review and comment period commencing on December 31, 2025, and concluding on January 30, 2026, and a copy of the Draft IS/MND was circulated through the State Clearinghouse (SCH #2025121223), posted on the City's website, and was available at City Hall; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the Staff Report and documents submitted for the proposed project at a regular meeting on March 9, 2026, and adopted a resolution with a recommendation to City Council to approve GPA 2025-01 and certify the IS/MND; and

WHEREAS, with all the requirements having been met, the City Council now desires to approve GPA 2025-01 and adopt ENV 2025-02.

NOW THEREFORE, the City Council of the City of Kerman does ordain as follows:

1. Recitals. The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. Certificate of Compliance with CEQA. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed Project and has prepared an Initial Study and Mitigated Negative Declaration (MND) and Mitigated Monitoring and Reporting Program (ENV 2025-02) (SCH #2025121223) to evaluate the environmental effects of the Project, including the proposed annexation, general plan amendment, pre-zone/rezone, and vesting tentative subdivision map. The City Council has fully considered the Mitigated Negative Declaration. The Initial Study was prepared for this Project in accordance with the requirements of the CEQA Guidelines and reflects the City Council's independent judgment and analysis. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the Initial Study necessitated a thorough review of the proposed Project and relevant environmental issues. While the proposed Project could have a potentially significant effect on the environment, based on its independent judgment and analysis, the City Council finds that feasible mitigation measures or alternatives have been incorporated into the Project in order to avoid the effects or mitigate the effects to a point where no significant effect on the environment will occur, and there is no substantial evidence in the record that this Project may have any direct, indirect or cumulative effects on the environment that are potentially significant and adverse. The proposed Project will not result in any adverse effects

which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines. The Project-specific mitigation measures included in the Project to avoid potentially significant effects are set forth in the Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the Project specific mitigations imposed, there is no substantial evidence in the record that this Project may have significant direct, indirect or cumulative effects on the environment. As such, the City Council also finds and determines that in light of the entire administrative record and the substantial evidence before it, the Project has been adequately environmentally assessed as required by CEQA per the Initial Study/Mitigated Negative Declaration.

3. Adopt MND and Mitigation Monitoring and Reporting Program. Based on the foregoing, the City Council hereby adopts the Mitigated Negative Declaration prepared for the Project, **Exhibit '2'**, including the associated Mitigation Monitoring and Reporting Program, **Exhibit '3'**, as the Project will not result in any significant, adverse, environmental impacts with the mitigation imposed.

4. Custodian of Records. The City Clerk is recommended as the designated custodian of records for documents comprising the record of proceedings upon which its decision is based. These documents are maintained at City Hall, located at 850 S. Madera Ave. Kerman, CA, 93630.

5. General Plan Consistency: The City Council finds that the public necessity, general welfare, good planning practices, public interest, and convenience warrant approval of GPA 2025-01, including the following:

    a. The change is consistent with the General Plan goals and policies. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the Project as proposed is consistent with General Plan Policies LU-1.4, LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). Therefore, the change is consistent with the General Plan goals and policies.

    b. The change is consistent with the purpose of the Zoning Ordinance to preserve and promote the public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. The Project is currently planned for residential and commercial uses. The Project requests an amendment to the General Plan to increase the acreage of land designated for medium density and decrease the acreage of land designated for commercial uses. A rezone is also proposed to pre-zone the parcels to be annexed and rezone them to zoning districts consistent with the proposed land use designations. The proposed zoning districts are identified as compatible zoning districts for the proposed land use designations as shown in the General Plan. Future development proposed would be subject to compliance with the applicable standards and requirements of the Zoning Ordinance, standards which were adopted by the City to ensure preservation and promotion of public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. Further, the Project has been reviewed by the various City departments and evaluated for conformity with the requirements of the Zoning

Ordinance. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the Project as proposed is consistent with the purpose of the Zoning Ordinance.

c. There will not be significant effects upon the quality of the environment and natural resources. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, and vesting tentative subdivision map, and has prepared an Initial Study and Mitigated Negative Declaration (ENV 2025-02) (SCH #2025121223) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

6. Approval of General Plan Amendment 2025-01. Given that all the findings can be made, the City Council adopts a resolution to adopt Mitigated Negative Declaration (ENV 2025-02) and Mitigation Monitoring and Reporting Program and approve GPA 2025-01 to amend the General Plan Land Use Map for three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, AND 025-130-60S totaling approximately 54.2 acres, changing approximately 29 acres to 31 acres of MDR – Medium Density Residential and approximately 24 acres to 21 acres of GC – General Commercial, located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue, as shown in **Exhibit '1'** of this resolution.

7. Effective Date of Resolution. This resolution shall become effective immediately. The City Clerk shall certify to the adoption of the Resolution and shall transmit copies of the same to the City Council of the City of Kerman.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 22nd day April of 2026, by the following vote:

AYES:	Herrera, Hall, Dhaliwal, Yep
NOES:	None
ABSTAIN:	None
ABSENT:	Pacheco

The foregoing resolution is hereby approved.

Gary Yep
Mayor Pro Tem

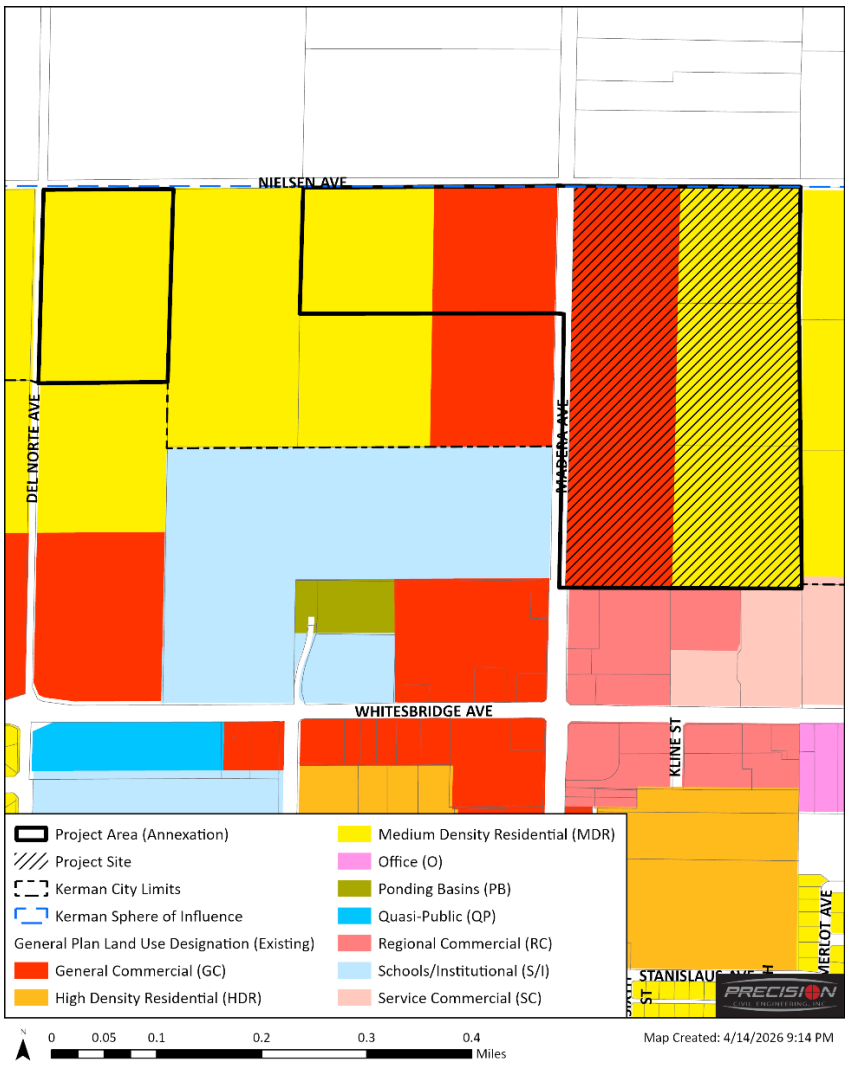
ATTEST:

Dalia Santana-Zamudio
Deputy City Clerk

Exhibit '1'

General Plan Land Use Map Amendment

Prior General Plan Land Use Designation



New General Plan Land Use Designation

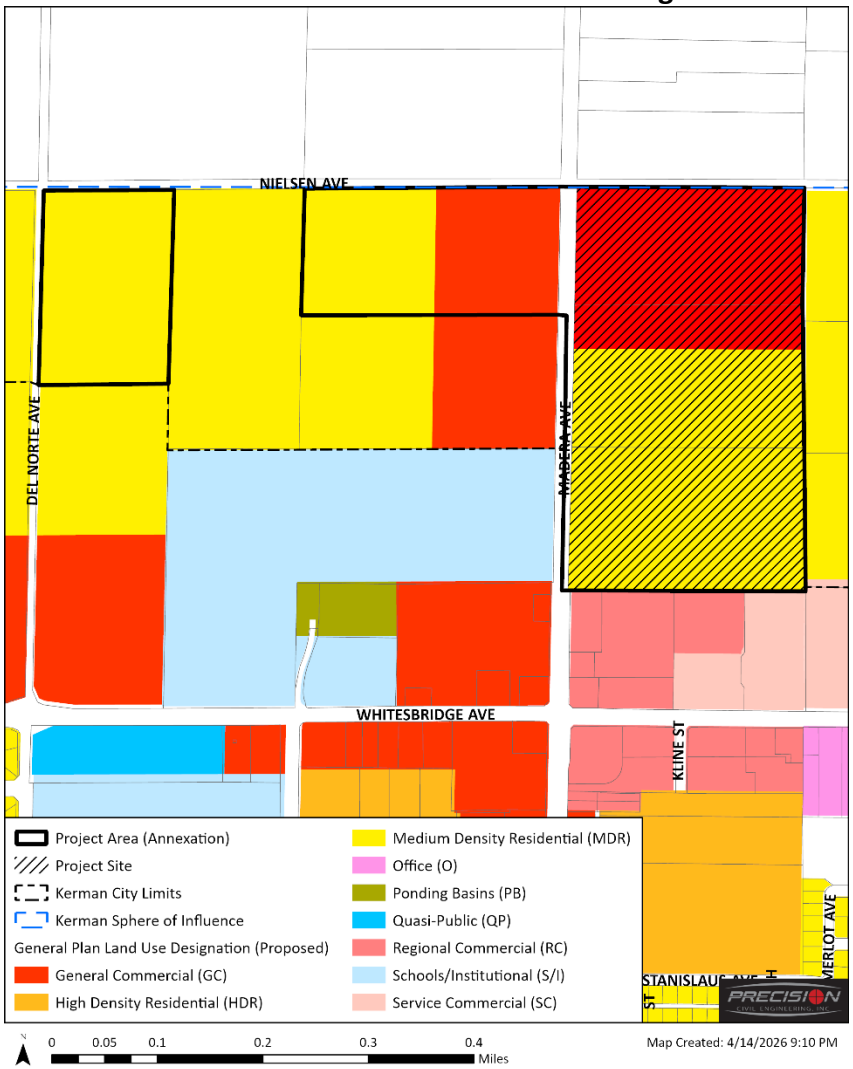


Exhibit '2'

Initial Study and Mitigated Negative Declaration

The Initial Study and Mitigated Negative Declaration (SCH No. 2025121223) is posted on the City's Website under the Community Development Department, Planning Division, Planning Projects, 2025 Projects webpage at https://www.cityofkerman.net/175/Planning-Projects, and is available at the City Clerk's office at 850 S. Madera Avenue, Kerman, CA 93630.

Exhibit '3'

Mitigation Monitoring and Reporting Program

State law requires that the City of Kerman (Lead Agency) adopt a monitoring program for mitigation measures that have been incorporated into the approved project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the project, a Mitigation Monitoring and Reporting Program is included herein on the following pages.

MITIGATION MONITORING AND REPORTING PROGRAM
HARVEST ESTATES SUBDIVISION (TENTATIVE SUBDIVISION MAP (TSM) NO. 2025-01, ANNEXATION (ANX) NO. 2025-01, GENERAL PLAN AMENDMENT (GPA) NO. 2025-01, REZONE (REZ) NO. 2025-01, ENVIRONMENTAL ASSESSMENT (ENV) NO. 2025-02)
SEPTEMBER 2025

This mitigation measure monitoring and reporting checklist was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15097 and Section 21081.6 of the Public Resources Code (PRC). The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a Project are performed. Project proponents are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Kerman is responsible for verifying that mitigation is performed/ completed.

Mitigation Measures	Party responsible for Implementing Mitigation	Timing of Verification	Party responsible for Monitoring	Verification (Date / Initials)
Agricultural and Forestry Resources				
AG-1: Reduce Conflicts Between Urban and Agricultural Uses. In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented: 1. Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development. Notification shall be provided by the project proponent to the potential resident. Notification shall occur at the time of each property sale or lease agreement, as demonstrated through disclosure statements included in the purchase agreements or lease documents, with a signed acknowledgement by the buyer/lessee. Verification that this notification process has been consistently implemented shall be provided by the project proponent to the City of Kerman Community Development Department prior to the approval of occupancy for each property. 2. A Right-to-Farm Covenant shall be recorded on each parcel map and residential tract map or be made a condition of each tract map or parcel map to protect continued agricultural practices in the	1. Project Proponent 2. City of Kerman Community Development Department (Conditions of approval) and Project Proponent (Recordation) 3. Project Proponent	1. Prior to occupancy approval for each unit 2. Prior to final map approval 3. Prior to occupancy approval for each unit	City of Kerman Community Development Department	

area. The City of Kerman Community Development Department shall be responsible for requiring the condition as part of the tentative map approval. The project proponent shall be responsible for ensuring the covenant is recorded. Verification of recording shall occur by the City of Kerman Community Development Department prior to the final map approval. *3.* Potential residents and commercial tenants shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development. Notification shall be provided by the project proponent to the potential resident. Verification shall occur at the time of each property sale or lease agreement, as demonstrated through disclosure statements included in the purchase agreements or lease documents, with a signed acknowledgement by the buyer/lessee. Verification that this notification process has been consistently implemented shall be provided by the project proponent to the City of Kerman Community Development Department prior to the approval of occupancy.				
Air Quality				
AQ-1: During Project construction, the Project contractor or Project representatives shall ensure that all off-road diesel-powered construction equipment used for the grading and building construction phases meet the CARB Tier 4 emissions standards or equivalent.	Project Proponent	During Construction	City of Kerman Community Development Department	
Biological Resources				
BIO-1: In order to avoid the potential for impacts to bird species including migratory birds, the following measures shall be implemented in conjunction with the construction of each phase of the Project: Removal of the orchard trees and trees surrounding the residential homes shall be conducted between September 1 – January 31 to avoid tree removal during the nesting season. In the event tree removal is scheduled to occur between February 1 – August 31, then prior to tree removal, a survey for nesting migratory birds shall be completed by a qualified biologist to avoid	Project Proponent	Prior to issuance of building permits for each phase	City of Kerman Community Development Department	

impacts to occupied nests. Any occupied nest must be protected/avoided until after the young have fledged, as determined and monitored by a qualified biologist.				
Cultural Resources				
CUL-1: In order to avoid the potential for impacts to historic and prehistoric archaeological resources, the following measures shall be implemented in conjunction with the construction of each phase of the Project: If previously unknown historical, archeological, cultural, or paleontological resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified archeologist, historical resources specialist, or paleontologist, shall be consulted to determine whether the resource requires further study. Notification of discovery shall be provided to the City of Kerman Community Development Department. The qualified archeologist, historical resources specialist, or paleontologist shall make recommendations to the project proponent on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and City's policies and procedures related to historical, cultural, and paleontological resources. Notification of the measures shall be provided to the City of Kerman Community Development Department. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the project proponent, who shall notify the City of Kerman Community Development Department. Appropriate measures for significant resources could include avoidance or capping, preservation in-place, recordation, additional archeological resting, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the City of Kerman Community Development Department approves the measures to protect these resources. Any historical, archeological, cultural, or	Project Proponent	During construction activities for all phases	City of Kerman Community Development Department	

paleontological artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.				
Geology and Soils				
See **Mitigation Measure CUL-1.**	Project Proponent	During construction activities for all phases	City of Kerman Community Development Department	
Hazards and Hazardous Materials				
HAZ-1 Asbestos Survey. Prior to the demolition or renovation of any existing structure on site, an Asbestos Survey shall be conducted to determine the quantity of asbestos-containing construction material to be removed in the Project. As regulated by National Emission Standards for Hazardous Air Pollutants (NESHAP), the inspection must be conducted by a Cal-OSHA Certified Asbestos Consultant (CAC). The Asbestos Survey report shall be submitted to the City of Kerman Community Development Department for review and approval. Alternatively, if the developer is opting to treat all of the material as RACM and will notify as such, the survey may be bypassed. A completed and signed Asbestos Notification Form must be submitted to the San Joaquin Valley Air Pollution Control District (SJVAPCD) 10 working days prior to the commencement of any regulated asbestos (RACM) abatement. If it is determined that there are asbestos-containing materials or soils on site, the developer shall utilize specialists/professionals for asbestos removal/abatement to reduce potential health risks to construction workers. Demolition activities that would expose construction workers and/or the public to asbestos-containing materials shall be conducted in accordance with the applicable regulations, including, but not limited to: • San Joaquin Valley Air Pollution Control District	Project Proponent	Prior to issuance of demolition permits	City of Kerman Community Development Department	

• California Health and Safety Code (Section 39650 et seq.) • California Code of Regulations (Title 8, Section 1529) • California Occupational Safety and Health Administration regulations (California Code of Regulations, Title 8, Section 1529 [Asbestos] and Section 1532.1 [Lead]) • Code of Federal Regulations (Title 40, Part 61 [asbestos], Title 40, Part 763 [asbestos], and Title 29, Part 1926 [asbestos and lead])				
HAZ-2 Lead-Based Paint Inspection. Prior to the demolition of any existing structure on site, a lead-based paint inspection is required to determine whether the lead-based paint is present in or on the original building materials. The inspection shall be conducted on-site by a state-certified Lead Inspector or Assessor in accordance with the California Code of Regulations, Title 8, Section 1532.1. The investigation report shall be submitted to the City of Kerman Community Development Department for review and approval prior to issuance of a demolition permit. If it is determined that lead-based paint exists on site, the project proponent shall utilize professionals for lead-based paint removal to reduce potential health risks to construction workers and/or the public. Pursuant Section 1532.1, construction workers must establish and implement a compliance program, and provide a written Pre-Job Notification to the nearest Division of Occupational Safety and Health Cal/OSHA office 24 hours before the start of a project.	Project Proponent	Prior to approval of demolition permits	City of Kerman Community Development Department	
HAZ-3 Test for Agricultural Pesticides. Prior to building permit approval for the first construction phase, a Limited Subsurface Investigation (LSI) shall be conducted to assess the surface soil of the project site for residual organochlorine and lead arsenate pesticides. The LSI shall be conducted in accordance with guidelines developed by the Department of Toxic Substances Control (DTSC) and Environmental Protection Agency (EPA) for site assessments. The LSI shall estimate the potential threat to public health and the environment if concentrations of pesticides are encountered using methods outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual and DTSC's Screening Level Human Health Risk Assessment guidance for implementing screening level risk analysis. The LSI shall be submitted to the City of Kerman Community Development	Project Proponent	Prior to building permit approval for the first construction phase	City of Kerman Community Development Department	

Department for review and approval. If the testing reveals concentrations of organochlorine pesticides and lead arsenic above health-based screening levels for residential exposure, remediation of the site shall be required to address residual organochlorine and lead arsenate pesticides above health – based level of concern. Remediation may include excavation and disposal of impacted soil or capping elevated areas beneath paved areas. The Construction Contractor shall implement the recommendations outlined in the LSI.				
Noise				
NOI-1: To ensure that exterior noise levels at future residential land uses within the project site do not exceed an L_{dn} of 60 dB due to transportation noise from adjacent roadways (N. Madera Avenue), a continuous, solid sound wall with a minimum height of six (6) feet above the finished project site grade shall be constructed along the project boundary adjacent to the applicable roadway(s). This shall be demonstrated through the project's site, grading, landscape, building, and other required plans and are subject to review and approval by the City of Kerman Community Development Department prior to issuance of building permits. Prior to issuance of occupancy for any noise sensitive land uses located within the identified noise contours, the project proponent shall submit verification that confirms the as-built height and location of any constructed sound walls.	Project Proponent	Prior to issuance of building permits	City of Kerman Community Development Department	
NOI-2: The following mitigation measures and best management practices shall be applied during periods of project construction. Prior to issuance of building permits for all project phases, the project proponent shall include these measures and best management practices on the construction plans submitted to the City of Kerman Community Development Department. The Building Division shall verify that these measures and best management practices are included in the construction plans prior to approval of building permits. • **Adherence to City Ordinance:** Construction activities are strictly prohibited outside the hours of 7:00 am and 10:00 pm, as mandated by the City of Kerman Municipal Code. Any work outside these hours requires prior written approval from the City of Kerman's Planning and/or Building Division, demonstrating	Project Proponent	Prior to issuance of building permit	City of Kerman Community Development Department	

necessity and implementation of enhanced noise mitigation measures. • **Equipment Maintenance and Muffling:** All construction equipment shall be maintained in proper working order with effective muffling devices that meet or exceed manufacturer specifications for noise reduction. Documentation of equipment maintenance, including muffler checks, shall be kept on-site and made available for inspection. During inspections by the City of Kerman's Building Division, non-compliant equipment shall be tagged and prohibited from use until proper maintenance or muffling is implemented and verified by the City. • **Idling Reduction:** Noise-producing equipment shall not be left operating, running, or idling when not actively in use by construction personnel. Operators shall be instructed and regularly reminded to turn off equipment during periods of inactivity. This requirement shall be included in contractor agreements. • **Distance from Sensitive Receptors:** Noise-producing construction equipment shall be strategically located and operated as far as feasible from noise-sensitive land uses (e.g., residences, schools, hospitals, parks). Site plans submitted with the construction documents shall identify noise-sensitive areas and demonstrate how equipment placement maximizes distance. The City's review of the construction site plan will assess the proposed equipment locations relative to sensitive receptors. Any significant deviations during construction will require justification and potential relocation of equipment as directed by the City. • **Staging Area Location:** Construction staging areas, where equipment and materials are stored and where less intensive activities may occur, shall be located at the maximum possible distance from noise-sensitive land uses. The location of staging areas shall be clearly indicated on the construction site plan. The approved site plan will dictate the permissible locations for staging				

areas. Any unauthorized staging in closer proximity to sensitive receptors will require immediate relocation. • **Construction Hours Signage:** Clearly visible signs, in both English and Spanish, shall be posted at all construction site entrances and near adjacent sensitive receptors. These signs shall prominently display the permitted hours of construction activities and provide the name and contact phone number of a designated noise disturbance coordinator responsible for addressing noise complaints. The presence and legibility of these signs will be verified during initial site inspections and monitored throughout the construction period. Missing or inadequate signage will require immediate replacement. The contact information for the noise coordinator shall be provided to the City prior to the commencement of construction.				
Tribal Cultural Resources				
See **Mitigation Measure CUL-1**	Project Proponent	During construction activities for all phases	City of Kerman Community Development Department	

Attachment 'H'

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF KERMAN TO PRE-ZONE FIVE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S TOTALING APPROXIMATELY 88.93 ACRES TO ZONING DISTRICTS CONSISTENT WITH THE PROPOSED CITY OF KERMAN GENERAL PLAN LAND USE DESIGNATIONS, RESULTING IN APPROXIMATELY 57 ACRES ZONED SD-R-3.5 AND 31 ACRES ZONED CG, LOCATED BETWEEN WEST NIELSEN AVENUE, NORTH DEL NORTE AVENUE, WEST WHITESBRIDGE ROAD (STATE ROUTE 180), AND NORTH VINELAND AVENUE (REZONE 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.93 acres, 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; and

WHEREAS, the Project area is outside Kerman City Limits and located within the County of Fresno Agricultural Exclusive – 20 Acres (AE-20) and Limited Agricultural – 20 Acres (AL-20) zoning districts; and

WHEREAS, because the Project area is outside Kerman City limits, the Project requires annexation and pre-zoning to a zone district consistent with the City of Kerman 2040 General Plan; and

WHEREAS, REZ 2025-01 would pre-zone/rezone the approximately 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 (CG) zoning districts, resulting in approximately 57 acres zoned SD-R-3.5 and approximately 31 acres zoned CG as shown in **Exhibit 'A'**; and

WHEREAS, the proposed SD-R-3.5 and CG zoning for APNs 020-120-11 and -17S would be consistent with the 2040 Kerman General Plan land use designations for these parcels and the proposed SD-R-3.5 and CG zoning for APNs 025-130-48, -47, and 60S would also be consistent with the General Plan land use designations, upon approval of GPA 2025-01; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City of Kerman ("City") as the Lead Agency, has analyzed the proposed Project, including the annexation, general plan amendment, pre-zone/rezone, vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project at a regular meeting on March 9, 2026 and adopted a resolution with a recommendation to the City Council to approve Rezone 2025-01; and

WHEREAS, pursuant to the provision of Title 17 of the Kerman Municipal Code, the City of Kerman City Council held a public hearing on April 22, 2026, to consider Rezone 2025-01 during which the Council solicited public testimony, and considered the environmental assessment; and

WHEREAS, the City Council now desires to approve Rezone 2025-01 to amend the Official Zoning Map of the City of Kerman for five parcels (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S), prezoning the parcels to SD-R-3.5 and CG zoning districts, consistent with the planned land use designations, upon approval of General Plan Amendment 2025-01.

NOW, THEREFORE, the City Council of the City of Kerman does ordain as follows:

1. Recitals. The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA: The City Council previously adopted the Mitigated Negative Declaration (MND) (ENV 2025-02) for the project on April 22, 2026. The MND and associated Mitigation Monitoring and Reporting Program identified REZ 2025-01. REZ 2025-01 does not change the environmental assessment of the IS/MND. The City Council further finds that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the Project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the Project is undertaken which will require major revisions of the IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the Project will have significant effect not discussed in the IS/MND. As such, the City Council finds REZ 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. Rezone Findings. The City Council finds, as follows:

    a. The change is consistent with the General Plan. The project site is currently planned for residential and commercial uses. The project requests an amendment to the General Plan and Zoning Map to increase the acreage of land designated for medium density and decrease the acreage of land designated for commercial uses. The project would facilitate future residential and commercial development within an area with existing and planned residential, commercial and schools/public institutional uses. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with General Plan Policies LU-1.4 (Limit Residential Development Along Highways), LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development),

LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). Therefore, the change is consistent with the General Plan goals and policies.

b. The change is consistent with the purpose of the Zoning Ordinance to promote the health, safety, and welfare of the community. The project requests to pre-zone the parcels to be annexed and rezone them to zoning districts consistent with the proposed land use designations. The proposed zoning districts are identified as compatible zoning districts for the proposed land use designations as shown in the General Plan. Future development proposed on the project site would be subject to compliance with the applicable standards and requirements of the Zoning Ordinance, standards which were adopted by the City to ensure preservation and promotion of public health, safety and welfare of the city and to facilitate growth and expansion of the city in a precise and orderly manner. Further, the project has been reviewed by the various City departments and evaluated for conformity with the requirements of the Zoning Ordinance. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with the purpose of the Zoning Ordinance.

c. There will not be significant effects upon the quality of the environment and natural resources. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an environmental assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level.

4. Approval of Rezone. Given that all the findings can be made, the City Council approves REZ 2025-01 to amend the official zoning map of the City of Kerman to pre-zone five parcels identified as APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.93 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue pre-zoning the parcels as set forth in **Exhibit 'A'**.

5. Severability: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

6. Certification: This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

7. Effective Date of Ordinance. This ordinance shall be in full force and effect thirty (30) days after its passage.

The foregoing ordinance was introduced at a regular meeting of the City of Kerman City Council on the 22nd day of April, 2026, and passed and adopted at a regular meeting of the City Council on the 13th day of May, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing ordinance is hereby approved.

_____
Maria Pacheco
Mayor

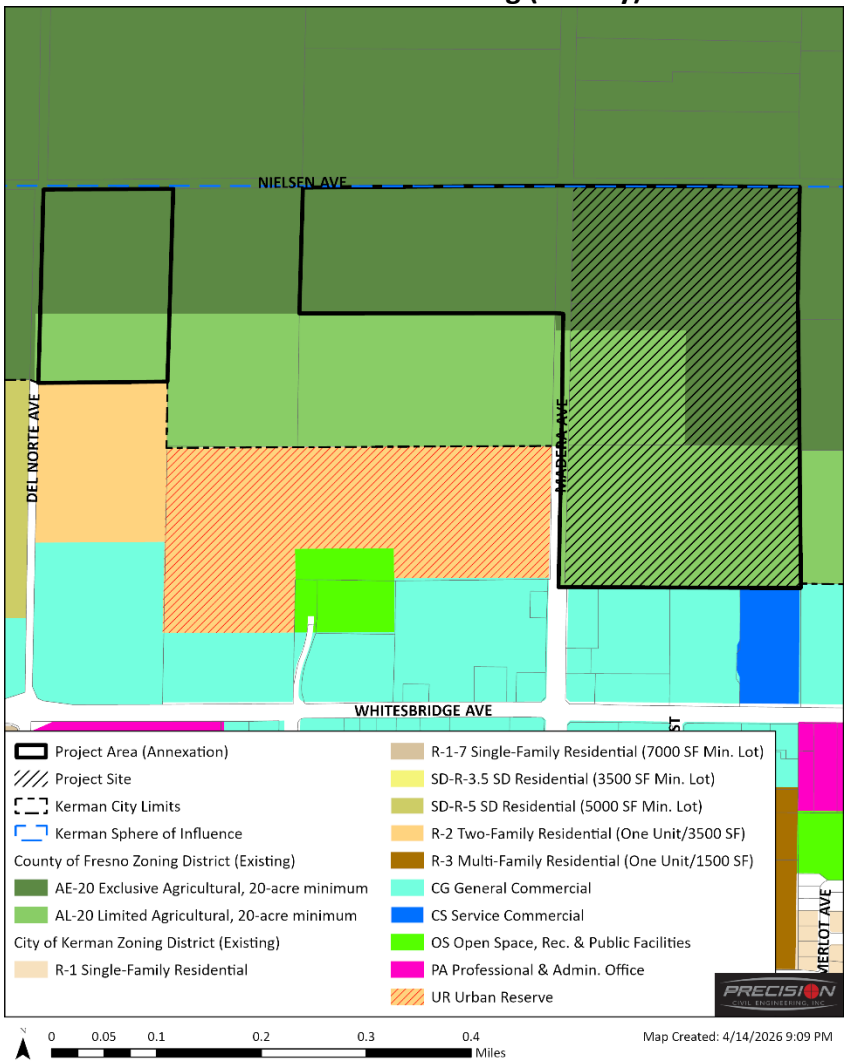
ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

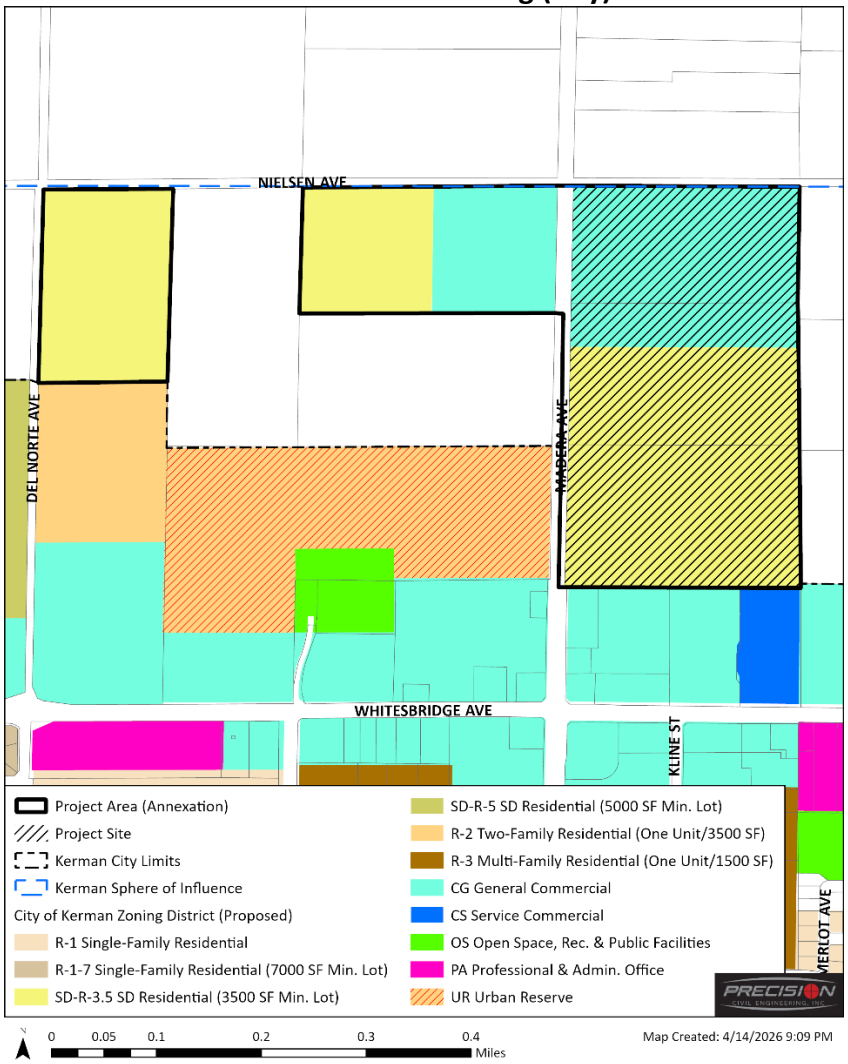
Exhibit 'A'

Rezone 2025-01 Zoning Map Amendment

Prior Zoning (County)



New Zoning (City)



Attachment 'I'

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING VESTING TENTATIVE SUBDIVISION MAP 2025-01 TO SUBDIVIDE THREE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, AND 025-130-60S INTO 183 SINGLE-FAMILY LOTS AND ONE (1) COMMERCIAL REMAINDER PARCEL LOCATED ON THE EAST SIDE OF NORTH MADERA AVENUE BETWEEN WEST WHITESBRIDGE ROAD AND WEST NIELSEN AVENUE TOTALING APPROXIMATELY 54.2 ACRES (VESTING TSM 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.93 acres, 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; and

WHEREAS, Vesting TSM 2025-01 pertains to approximately 54.2 acres of the Project area (APNs 025-130-48, 025-130-47, and 025-130-60S) located on the east side of North Madera Avenue (State Route 145) between West Whitesbridge Road (State Route 180) to the south and West Nielsen Avenue to the north, adjacent northeast to the Kerman City Limits at 402 North Madera Avenue, 342 North Madera Avenue, 134 North Madera Avenue, Kerman, CA 93630; and

WHEREAS, Vesting TSM 2025-01 would subdivide the approximately 54.2 acres into 183 single-family residential lots ranging from 3,628 to 9,797 square feet and one remainder parcel designated for future commercial development plus approximately 1.22 acres of parkland and paseos and 1.27 acres for a temporary ponding basin, as shown in **Exhibit '1'**; and

WHEREAS, Vesting TSM 2025-01 would achieve a residential density of 5.85 dwelling units per acre across the 31.28-acre MDR-designated portion consistent with the proposed SD-R-3.5 zoning district (REZ 2025-01) and MDR land use (GPA 2025-01); and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the proposed Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project at a regular meeting on March 9, 2026, and adopted a resolution with a recommendation to the City Council to approve Vesting TSM 2025-01; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred, and the City Council now desires adoption of a resolution approving Vesting TSM 2025-01 as set forth herein.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. Recitals. The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA: The City Council previously adopted the Mitigated Negative Declaration (MND) (ENV 2025-02) for the project on April 22, 2026.The IS/MND identified Vesting TSM 2025-01. Vesting TSM 2025-01 does not change the environmental assessment of the IS/MND. Further, the City Council certified the IS/MND for this project. The City Council further finds that no subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the project is undertaken which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the project will have significant effect not discussed in the IS/MND. As such, the City Council finds that Vesting TSM 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. Subdivision Findings. The City Council determines that none of the findings required by the City's Subdivision Ordinance and the California Subdivision Map Act Section 66474 that require the City to deny approval of a tentative map apply to this project, or that findings regarding flood protection cannot be made. To the contrary, the City Council finds, as follows:

    a. The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, Vesting TSM 2025-01 is consistent with all local planning documents including the General Plan, Subdivision Ordinance, Zoning Ordinance, and the Subdivision Map Act.

    b. The design or improvement of the proposed land division is consistent with applicable general plan and specific plans. Vesting TSM 2025-01 is consistent with the intended land uses, density, and development standards outlined in the General Plan. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the subdivision is consistent with the density and land use designated by the General Plan, as well as circulation, pedestrian accessibility, and other design or improvement requirements of the General Plan. There is no specific plan applicable to the site.

c. That the site is physically suitable for the proposed type of development. Vesting TSM 2025-01 would facilitate the subdivision of three (3) parcels, identified as APNs 025-130-48, 025-130-47, and 025-130-60S to create 183 lots to support single-family development and one remainder parcel to support future commercial uses. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, land characteristics, including topography, soil conditions, drainage patterns, ingress/egress and access points, and utility availability are appropriate and can accommodate future development without significant challenges or modifications.

d. That the site is physically suitable for the proposed density of development. Vesting TSM 2025-01 would facilitate the subdivision of three (3) parcels, identified as APNs 025-130-48, 025-130-47, and 025-130-60S to create 183 lots to support single-family development and one remainder parcel to support future commercial uses. The lot areas will conform to the standards of development as defined by the Zoning Ordinance for the applicable development zone districts. Future development will be subject to compliance with applicable development standards, including allowable density and intensity. Compliance with these standards would be ensured through the entitlement review process.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

f. The design of the subdivision and type of improvements being required are not likely to cause serious public health problems. All improvements shall be required by the City and shall include sewer, water, underground power, telephone, gas, concrete curbs, gutters, sidewalks, permanent street pavements, and streetlights. The project will be tied into existing municipal water, sewer, and storm drain systems through the extension of existing systems. Sanitary sewer service would be provided via connection to the existing sewer trunk main at the Isabella Avenue and Madera Avenue intersection, and domestic water service would be supplied through connection points in the same intersection and at the southern boundary of the site. A temporary ponding basin is proposed on-site at the southeastern corner of the remainder commercial parcel. The basin is sized to accommodate stormwater runoff associated with the future residential subdivision and commercial development. The ponding basin will be designed with all applicable codes and standards to manage stormwater runoff effectively, as ensured through City reviewed and approved grading and drainage plans. Associated electric, natural gas, telecommunications, and solid waste services are provided by private companies and will serve the project site as needed. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the design of the subdivision and type of improvements being required are not likely to cause serious public health problems.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project site is encumbered by two public easements, including a 40-foot-wide canal easement and a 10-foot-wide PG&E easement. The 40-foot-wide canal easement traverses the remainder commercial parcel, where no development is currently proposed. Upon future development, all improvements would be designed to avoid conflicts with the easement and to maintain access to and use of the canal or provide for relocation or abandonment. The 10-foot-wide PG&E easement is located along the southern boundary of the project site. The Conditions of Approval require that the facilities within the PG&E easement be relocated or abandoned. Upon development, all modifications made to the existing public improvements fronting the parcels will be required to meet current City standards.

h. That the proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision pursuant to Government Code Section 66473.1. As feasible, the project has attempted to take advantage of passive or natural cooling opportunities in subdivision design. Appropriate consideration was given to the local climate, while ensuring that heating and cooling opportunities did not result in the reduction of allowable densities or the percentage of a lot that may be occupied as contemplated by Government Code section 66473.1.

4. Approval with Conditions. Based on the aforementioned findings, the City Council adopts a resolution to approve Vesting TSM 2025-01 (**Exhibit '1'**), subject to the conditions set forth in **Exhibit '2'** attached hereto.

5. Effective Date of Resolution. This Resolution shall become effective immediately after the City Council approves REZ 2025-01 and said ordinance adopting the same then becomes effective.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

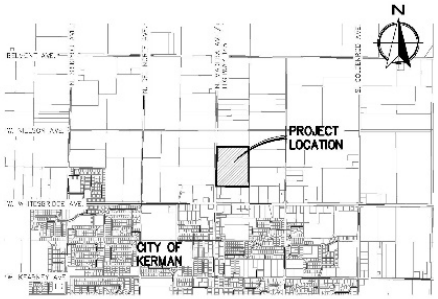
_____
Dalia Santana-Zamudio
City Clerk

Exhibit '1'

Vesting Tentative Subdivision Map 2025-01

TENTATIVE TRACT MAP NO. 6509

A PHASED VESTING MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED & PLATTED IN AUGUST 2024
BY GATEWAY ENGINEERING, INC.
SHEET 1 OF 2



VICINITY MAP
1" = 2000'

OWNER:
LAMBRECHT UNITED II LP
P.O. BOX 787
FRIANT, CA 93626

APPLICANT/DEVELOPER:
NORTH KERMAN LLC
4757 N. VAN NESS BOULEVARD
FRESNO, CA 93704

ENGINEER/SURVEYOR:
GATEWAY ENGINEERING, INC.
608 PARK CREEK DRIVE
CLOVIS, CA 93611

FLOOD HAZARD ZONE:
AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06019C0670H, EFFECTIVE DATE 2/18/2009, CITY OF KERMAN, CALIFORNIA, FRESNO COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X. AREAS IN ZONE X ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

LEGAL DESCRIPTION
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 55 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF PART OF FRIANT-KERMAN IRRIGATED FARMS CO. TRACT, RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 RECORD OF SURVEYS, RECORDS OF SAID COUNTY.
APN:025-130-025

PARCEL 2:
LOTS 53 AND 54 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
APN:025-130-47

PARCEL 3:
LOTS 51 AND 52 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 OF SURVEYS, FRESNO COUNTY RECORDS.
APN:025-130-48

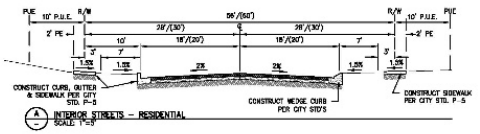
BASIS OF ELEVATION
3.15 MILES EAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT KERMAN, AT THE CROSSING OF BISHOP AVENUE, 45.5 FEET SOUTH OF THE SOUTH RAIL, 86 FEET WEST OF THE CENTER LINE OF THE AVENUE, 4.5 FEET EAST OF MILEPOLE 186, 1.3 FEET NORTH OF A FENCE, 1.7 FEET SOUTHEAST OF A WITNESS POST, ABOUT 1 1/2 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE THE GROUND.

SITE NOTES:

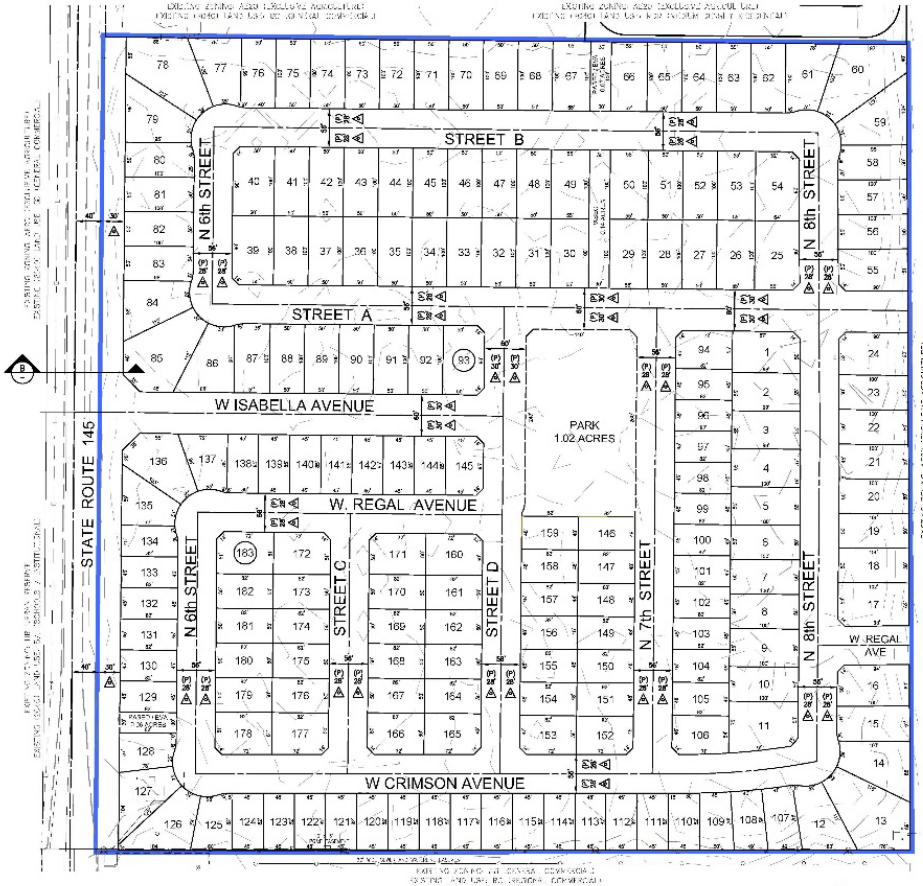
1. APN: 025-130-17 & 18
2. ADDRESS: NO SITE ADDRESS (EAST SIDE OF SR-145 BETWEEN SR-180 & NIELSEN AVE
3. GROSS AREA: ±1,362,642 SQ. FT. (±31.28 ACRES)
4. NET AREA: ±1,338,807 SQ. FT. (±30.74 ACRES)
5. EXISTING ZONING: AL20 (AGRICULTURE EXCLUSIVE)
6. PROPOSED ZONING: SR-R-3.5 (SMART DEVELOPMENT DISTRICT)
7. EXISTING USE: AGRICULTURE (ALMOND ORCHARD)
8. PROPOSED USE: RESIDENTIAL
9. PROPOSED LOTS: 183 RESIDENTIAL
10. SETBACKS: FRONT = 10'; INTERIOR SIDE = 5'; STREET SIDE = 5'; REAR = 7'
11. UTILITY SERVICES PROVIDED BY:

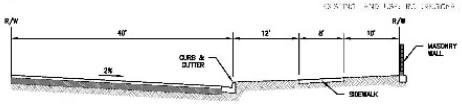
WATER	CITY OF KERMAN
SEWER	CITY OF KERMAN
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN:	CITY OF KERMAN
CABLE	AT&T
TELEPHONE	AT&T

12. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS POWER POLES, POWER LINES, IRRIGATION VENTS, IRRIGATION RISERS WITHIN THE PROPOSED SUBDIVISION THAT WILL BE RELOCATED WHERE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
13. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, IRRIGATION PIPES, VALVES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
14. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF KERMAN STANDARD DRAWINGS.
15. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
16. ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
17. MULTIPLE FINAL MAPS MAY BE FILED FOR THIS TENTATIVE MAP.



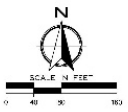
A INTERIOR STREETS – RESIDENTIAL
SCALE: 1"=5'





B STREET SECTION – HIGHWAY 145
SCALE: 1" = 5'

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	5802	62	5000	123	3890
2	5408	63	5000	124	3890
3	5450	64	5000	125	4185
4	5490	65	5000	126	6294
5	5500	66	5212	127	5625
6	5000	67	5458	128	4185
7	5000	68	5000	129	3890
8	5000	69	5000	130	3890
9	5500	70	5000	131	3890
10	5000	71	5000	132	3890
11	6921	72	5000	133	3890
12	5626	73	5000	134	3625
13	9797	74	5000	135	4037
14	6445	75	5000	136	6825
15	5314	76	4967	137	4670
16	8304	77	5711	138	3824
17	6366	78	9437	139	3825
18	5091	79	5568	140	3825
19	5056	80	4953	141	3825
20	5021	81	5000	142	3825
21	5001	82	5000	143	3825
22	5000	83	4967	144	3825
23	5000	84	6170	145	4575
24	8132	85	9402	146	3836
25	6409	86	6170	147	3836
26	5500	87	5126	148	3836
27	5000	88	5000	149	3836
28	5000	89	5000	150	3836
29	5000	90	5000	151	3836
30	5500	91	5000	152	4463
31	5000	92	5000	153	4558
32	5000	93	5900	154	3836
33	5000	94	4460	155	3836
34	5000	95	3690	156	3836
35	5000	96	3690	157	3836
36	5000	97	3690	158	3836
37	5000	98	3690	159	3836
38	5000	99	3690	160	4841
39	5850	100	3690	161	4100
40	5850	101	3690	162	4100
41	5000	102	3690	163	4100
42	5000	103	3721	164	4100
43	5000	104	3938	165	4809
44	5000	105	3938	166	4873
45	5000	106	4510	167	4100
46	5000	107	4291	168	4100
47	5000	108	4035	169	4100
48	5000	109	3960	170	4100
49	5000	110	3690	171	4841
50	5500	111	3690	172	4625
51	5000	112	3690	173	4100
52	5000	113	3690	174	4100
53	5000	114	3690	175	4100
54	6289	115	3690	176	4100
55	6030	116	3690	177	4896
56	5000	117	3690	178	4860
57	5000	118	3690	179	4100
58	4830	119	3690	180	4100
59	6818	120	3690	181	4100
60	8146	121	3690	182	4100
61	6025	122	3690	183	4926

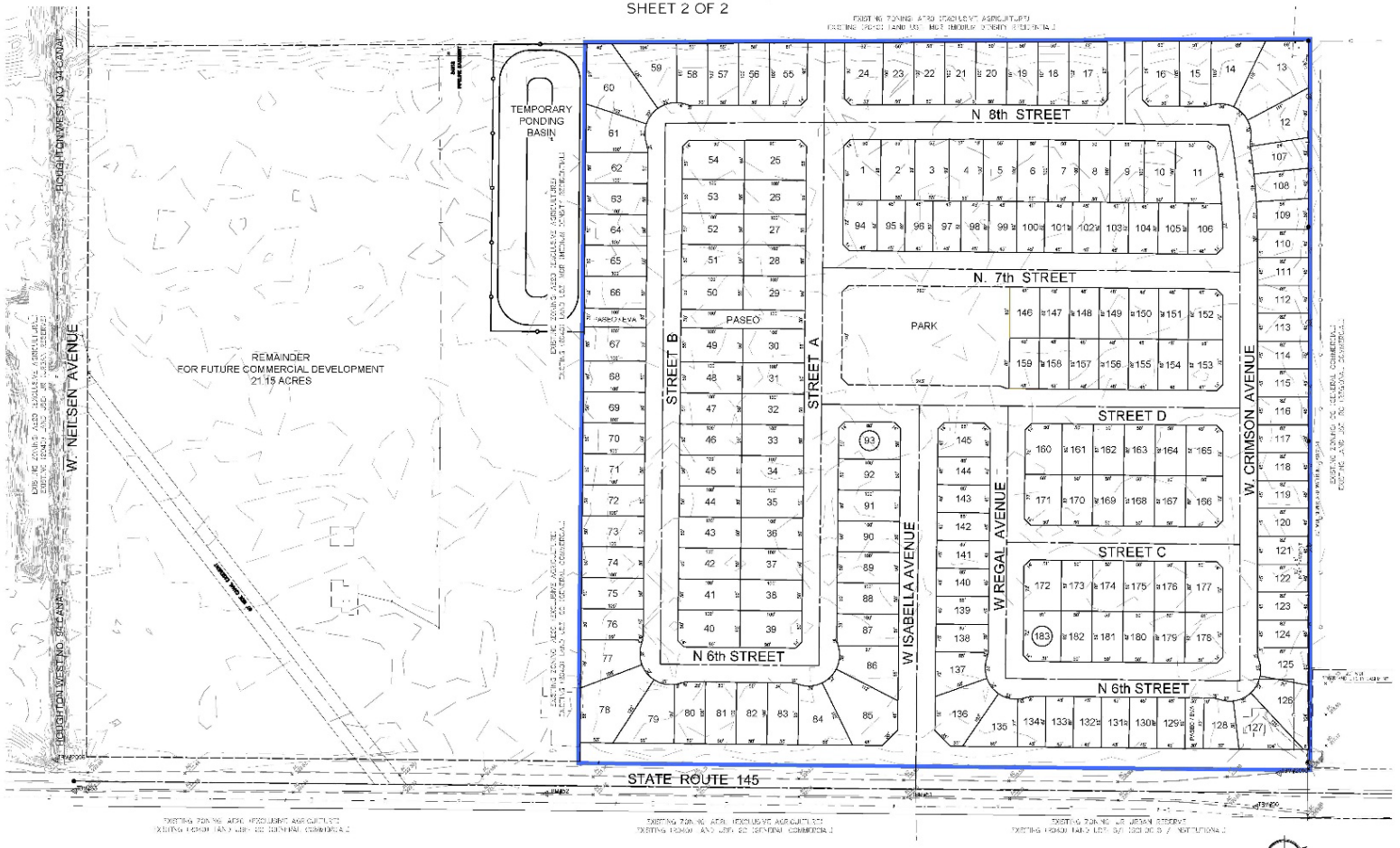


NOTE:
OVERHEAD ELECTRIC LINES TO BE RELOCATED UNDERGROUND OR ABANDONED WHERE INACTIVE.

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERING | LAND SURVEYING

TENTATIVE TRACT MAP NO. 6509

A PHASED VESTING MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED & PLATTED IN AUGUST 2024
BY GATEWAY ENGINEERING, INC.
SHEET 2 OF 2



GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

Exhibit '2'

Conditions of Approval
Vesting Tentative Subdivision Map No. 2025-01
Harvest Estates Residential Subdivision

1. Community Development Department

    1. Project approval is conditioned upon applicant's acceptance of the conditions of approval contained herein.

    2. The applicant shall obtain express written approval from the Community Development Director for a deferment, modification, or waiver of any conditions of approval.

    3. The applicant shall relay all conditions of approval for this project to all subsequent purchasers of individual lots, if applicable, or to subsequent purchasers of this entire subdivision.

    4. All conditions of approval shall be the sole financial responsibility of the applicant, except where otherwise specified in the conditions of approval listed herein, via a separate development agreement, or as mandated by statutes.

    5. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program prepared for this development.

    6. It shall be the responsibility of the applicant to ensure that all required approvals, permits, and/or inspections from any entity having jurisdiction, are obtained prior to issuance of final occupancy for any lot.

    7. For the lots designated for single-family within the smart development combining district, the applicant shall apply for a Development Plan Review Permit to ensure a comprehensive development of superior quality than which might otherwise occur from more traditional development. The Development Plan Review Permit shall be approved prior to the issuance of any building permit.

    8. For the lots designated for single-family, a video policing plan shall be submitted to the Community Development Department for approval prior to approval of the first final map.

    9. For the remainder lot designated for commercial development, any proposed development will be required to go through the development review process and obtain approvals for development separately.

10. The applicant shall obtain City approval in advance for any temporary or permanent subdivision signs through the sign review process, in accordance with the City's Zoning Code.

11. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the Community Development Director on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements or any other siting or setback/yard requirements. If such a waiver is requested, the applicant and the Community Development Director shall work together to ensure that any siting of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts.

12. A right-to-farm covenant, approved as to legal form by the City Attorney, shall be recorded prior to the recording of the Final Map. The covenant shall be disclosed to all future homebuyers.

13. All landscaping (public planter/park strips, open space areas, outlots, typical lot plans, etc.) shall conform to the California Model Water Efficient Landscape Ordinance (MWELO) and all other applicable City standards. Preliminary landscape plans for all landscape areas shall be submitted for review and approval by the Community Development Department prior to the submittal of construction documents for review and approval.

14. All residential lots shall provide an all-weather surface and path for the movement and storage of trash toters. The path shall lead from the street to within the fenced side yard of each lot.

15. The applicant shall dedicate an approximately 1.02-acre neighborhood park for public purposes. The park shall be developed with landscaping (trees and shrubs), spacious turf area, shade structure to accommodate a minimum of four (4) picnic tables, ADA compliant amenities, and a playground area for children. A site plan, landscaping plan, and information on all structures, equipment, and materials to be provided shall be submitted for review and approval by the Parks and Recreation Department as part of the Development Plan Review Permit approval process.

2. Engineering Division

The conditions of development approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period commences from the date of approval of the development. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation

requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.
The following are the conditions of approval imposed on the subject development. The applicant shall:

A. General

1. Obtain express written approval of the City Engineer for a deferment, modification, or waiver of any engineering conditions of approval.

2. Comply with all applicable conditions set forth in Title 16 of the Kerman Municipal Code (Subdivisions).

3. Comply with the City's Improvement Plans Checklist in preparation of construction documents.

4. Pay all applicable development impact fees at the rate in effect at the time of payment. The applicant may be eligible for fee credits or fee reimbursements for over-sizing of facilities or construction of other eligible facilities included in the City of Kerman's Impact Fee Study. The City Engineer will determine the type and extent of improvements that are eligible for fee credits or reimbursements. For any improvements deemed eligible for fee credits or reimbursements, the applicant shall submit itemized quantity and unit costs for each item prior to acceptance of the improvements by the City.

5. Provide security in a sum to be determined by the City Engineer, prior to release of development permits, for the guarantee of improvements construction and against claims that may arise from contractors and material vendors.

6. Provide security in a sum to be determined by the City Engineer, prior to final acceptance of the off-site improvements by the City, for the guarantee and warranty of the improvements for a period of one (1) year following the completion and acceptance thereof by the City Council.

7. Provide a soils report or a waiver of soils report for approval by the City Engineer with the first submittal of the improvement plans.

8. Obtain and comply with encroachment permits from affected jurisdictions for all work performed within their rights-of-way and easements.

9. Comply with all the requirements of the local utility, gas, electric, telephone, cable, and other communication companies (Utilities). It shall be the responsibility of the applicant to notify Utilities to remove or relocate poles where necessary. The City will not accept

first submittal of improvement plans without proof that the applicant has provided the improvement plans to the Utilities.

10. Underground all existing overhead and any new utility facilities located along the development frontage and at all other locations impacted by or necessary to accommodate the proposed development.

11. Contact the United States Postal Service and address all requirements for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction. Applicant shall submit a copy of the Method of Delivery Agreement (MODA) to the City.

12. Install all improvements within public right-of-way and easements in accordance with affected jurisdictions standards, specifications, master plans, and record drawings.

13. Provide and pay for all compaction testing required by the City Engineer. Compaction test locations and depths shall be established by the City Engineer. Compaction test results shall be submitted in a format acceptable to the City Engineer, for review and approval.

14. Maintain the construction site, and any public streets fronting the site, clear of any construction or landscaping debris. The site shall not be used as a storage area for equipment, materials, or other items.

15. Remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.

16. Provide clean-up, street sweeping, and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of $5,000.00 shall be submitted to the City to guarantee compliance. At any time, applicant is deemed to be non-compliant by the City Engineer or Public Works Director, the City may draw from said deposit to pay for necessary activities to bring the site into compliance.

17. Maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Kerman Police Department, North Central Fire Protection District, and City Engineer. For developments occurring in phases, the applicant shall submit a schedule showing the sequence of development within the area covered by the tentative map.

18. Assume responsibility for all contractor’s actions during the course of any work occurring on the site. Designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the applicant. Said authorized representative shall be present while work is in progress. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any

emergency work which may be required. When the applicant or his authorized representative is not present for any part of the work where it may be necessary to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person(s) in charge of the particular work in reference to which the orders are given. Whenever orders are given to the applicant 's representative or superintendent or foreman to do work required for the convenience and safety of the general public, such work shall be done at the applicant's expense.

19. Install monuments at all section corners, quarter section corners, all street centerline intersection points, angle points, and beginning of curves and end of curves on streets adjacent to or within the development prior to final acceptance of the development. Any existing section corner or property corner monuments damaged or destroyed by the development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

B. Maps and Plans

1. Contact the City Engineer to set up a Pre-Submittal Meeting prior to the initial submittal of the improvement plans. The Applicant 's engineer is required to attend.

2. Submit a 18" x 26" final map, prepared by a registered civil engineer or licensed land surveyor, and adhering to Subdivision Map Act requirements and City of Kerman Municipal Code. The final map shall be drawn at a scale of 1"=100' and include the current filing fee, closure calculations, preliminary title report dated within 60 days of submittal, legal descriptions and drawings of required dedications. Upon approval of the final map, applicant shall submit a reproducible/electronic copy (PDF) to the City Engineer.

3. Submit a set of 24" x 36" construction plans prepared by a licensed Civil Engineer for review and approval of all required improvements prior to the release of any development permits. The plans shall include a site grading and drainage plan, landscaping and irrigation plans, and on-site and off-site utilities plan, if applicable, showing locations and sizes of storm drain, sewer and water mains, laterals, manholes, meters, valves, hydrants, etc.

4. Submit a reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any, prior to beginning any construction, or within ten (10) calendar days of approval.

5. Submit Pad Certification(s) prior to issuance of building permits.

6. Submit a PDF file of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" prior to City acceptance of the improvements.

7. Submit a copy of the recorded map to the County Surveyor's Office pursuant to Section 66466(f) of the Subdivision Map Act and Section 8774.5(a) of the Professional Land Surveyors Act

C. Dedications and Street Improvements

1. Provide right-of-way acquisition or dedicate free and clear of all encumbrances and improve the following streets to City standards:
   a) Isabella Avenue
      i) Dedicate right-of-way and easements applicable to 60' street width, in accordance with City Standard P-1.
      ii) Relinquish all direct vehicular access from all single-family lots backing onto this street.
      iii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

   b) Street D – Isabella to Street A; Street A East of Street D
      i) Dedicate right-of-way and easements applicable to 60' street width, in accordance with City Standard P-1.
      ii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

   c) Interior Residential Streets
      i) Dedicate right-of-way and easements applicable to 56' street width, in accordance with City Standard P-1.
      ii) Relinquish all direct vehicular access from all single-family lots backing onto adjoining properties.
      iii) Construct improvements including curb and gutter, sidewalk, drive approaches, curb ramps, streetlights, landscaping and irrigation, and permanent paving.

   d) Madera Avenue (State Route 145)
      i) Complete the Intersection Safety and Operational Assessment Process (ISOAP)in accordance with Caltrans correspondence dated October 21, 2025 for the intersection of Madera Avenue and Isabella Avenue. Adhere to construction of identified improvements and timing relative to issuances of building permits. Acquire all right-way from adjacent property owners and complete all utility relocations, as necessary, to accommodate the intersection improvements. Construction of the intersection improvements shall be the sole responsibility of the applicant.

ii) Dedicate ultimate right-of-way (40’ existing) east of center/section line for public highway purposes along development frontage per Caltrans requirements. The minimum dedication from the face of curb to the masonry sound wall shall be 30’.
iii) Construct ultimate northbound Madera Avenue improvements including an additional travel lane, bike lane, shoulder and landscaped median island. Configuration should match the southbound roadway improvements. Frontage improvements shall include curb and gutter, sidewalk (min. 8’ wide), curb ramps, street lights, and landscaping and irrigation. The minimum distance from the face of curb to the masonry sound wall shall be 30’.
iv) Relinquish all direct vehicular access from all single-family lots backing onto Madera Avenue.

e) Paseo/Emergency Vehicle Access (Adjacent to the south of lot 129)
i) Dedicate 30’ for emergency vehicle access, public utility, and pedestrian purposes.
ii) Install all-weather surface and access gate in accordance with North Central Fire Protection District requirements, if required for emergency vehicle access.
iii) If ultimately not required for emergency vehicle access, construct 10’ wide sidewalk and landscaping and irrigation for pedestrian use.

f) Paseo (Adjacent to the east of lots 30 and 49)
i) Dedicate 30’ bike/pedestrian easement for pedestrian purposes.
ii) Construct a 10’ wide sidewalk including landscaping and irrigation.

g) Paseo/Emergency Vehicle Access (Adjacent to the east of lot 67)
i) Dedicate 30’ for emergency vehicle access, public utility, and pedestrian purposes.
ii) Install all-weather surface and access gate in accordance with North Central Fire Protection District requirements, if required for emergency vehicle access.
iii) If to be used for emergency vehicle access, construct all-weather access road from Madera Avenue through the commercial remainder parcel to the access point. Dedicate emergency vehicle access easement per North Central Fire Protection District requirements.
iv) If ultimately not required for emergency vehicle access, construct 10’ wide sidewalk and landscaping and irrigation for pedestrian use.

2. Dedicate a 10’ public utility easement along all streets and all other locations requested by utility companies. Alternate widths must be approved in writing by all utility companies and a copy of said written approval shall be submitted to the City Engineer.

3. Obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.

Street Designation	Minimum Section
Residential Street(s)	2” HMA/4” CLII AB/6” CNS
Collector Street(s)	3” HMA/6” CLII AB/6” CNS

4. Install standard barricades with reflectors at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

5. Install 2”x6” redwood header boards prior to street paving, at the end of any permanent pavement abutting undeveloped property.

6. Install temporary paved cul-de-sacs at the end of any dead-end streets, planned for future extension, longer than 150’. A 40’ radius shall be provided to allow turnaround of emergency equipment.

7. Provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements within the development. All traffic signs and street name signs shall be installed in accordance with City Standards and the CA MUTCD (latest edition). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.

8. Provide corner cut-offs at all street intersections. Corner cut-offs shall be sufficient to provide for sight distances and accommodate curb ramps.

9. Provide street names consistent with east-west street naming to the west and north-south street naming to the south. Names matching existing county roads or city streets must maintain the current suffix. When deemed practical, entry streets, cul-de-sacs, and courts should utilize the name of the nearest subdivision street. Street names shall be approved by the Community Development Director.

10. Install subdivision signage complying with applicable Building & Fire Code and Section 17.30.070 of the Kerman Municipal Code.

D. Sanitary Sewer

1. Identify and abandon all existing septic systems per City Standards and any other governing regulations.

2. Dedicate easements for all onsite sewer mains not located in dedicated rights-of-way. Easement widths to determined by the City Engineer.

3. Connect to the nearest 18” sewer main available to serve the development, located in Isabella Avenue west of Madera Avenue. The applicant ’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations.

4. Install sanitary sewer mains of the size and in the locations indicated below. The applicant ’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

    a) Interior Streets: Minimum of 8” sewer mains throughout development except as noted below.
    b) Isabella Avenue: 18” sewer main
    c) Street D, Isabella Avenue to Street A: 18” sewer main
    d) Street A, Street D to Paseo: 18” sanitary sewer main
    e) Street A, Paseo to East Property Line: 15” sanitary sewer main
    f) Paseo, North Property Line to Street A: 10" sewer main

5. Install one (1) sewer service house branch to each lot within the development in accordance with City Standards. Additionally, install sanitary sewer main services to existing parcels’ property lines, not currently served, and fronting the proposed sanitary sewer main improvements.

E. Water

1. Identify and abandon all existing water wells per City Standards and any other governing regulations.

2. Dedicate easements for all onsite water mains, hydrants, blow-offs, and water meters not located in dedicated rights-of-way. Easement widths to determined by the City Engineer.

3. Connect to the nearest 12” water main available to serve the development, located in Isabella Avenue west of Madera Avenue, as well as to the 8” at the southwest corner of the development. Route along the Madera Avenue frontage and into the subdivision as the second point of connection via the outlot south of Lot 129. The applicant ’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

4. Install water mains of the sizes and in the locations indicated below and provide an adequately looped water system, consisting of at minimum two connection points. The applicant’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

    a) Interior Streets: Minimum of 8” water mains throughout development.

    b) Madera Avenue: 8” water main along development frontage south of Isabella Avenue. 12” water main along the development frontage north of Isabella Avenue.

5. Install one (1) water service to each lot within the development in accordance with City Standards. Water services shall be grouped at property lines. Additionally, install water

services to existing parcels' property lines, not currently served and fronting the proposed water main improvements.

6. Install landscape water service(s), size as necessary to each public landscape area within the development in accordance with City Standards.

7. Install one (1) signal repeater for the City's incorporation into its water meters advanced network infrastructure. The location and type shall be determined by the City Engineer.

8. Install one (1) water sampling station in accordance with City Standards. The location shall be determined by the City Engineer.

9. Install fire services in accordance with North Central Fire Protection District requirements and City Standards. Fire services shall include a detector check.

10. Install fire hydrants at locations approved by the North Central Fire Protection District. Fire hydrants and curbs shall be painted as directed by the North Central Fire Protection District.

11. Do not perform water service connection to the City of Kerman water system until a bacteriological report has been accepted by the City Engineer.

F. Surface Water Conveyance

1. Install 18" surface water pipeline along the Madera Avenue development frontage for future recharge activities of Basin C. Connect to existing 18" storm drain main in Isabella Avenue west of Madera Avenue.

G. Grading and Drainage

1. Provide a temporary on-site retention basin for storm water disposal. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. Sizing calculations shall be provided on the grading plan. The temporary basin is solely for the convenience of the development. A covenant stating maintenance requirements shall be prepared and recorded on the lot on which the basin is to be located.

2. Backfill the temporary basin within ninety (90) days after notice by the City that the permanent facility is available, and the temporary basin is no longer needed. In the event the owner fails to backfill said basin, the City may cause the basin to be backfilled. A lien to cover the cost of work will be placed on the property on which the basin is located. A covenant stating these requirements shall be prepared and recorded on the lot on which the basin is to be located.

3. Install storm drain mains of the sizes and in the locations indicated below. The applicant ’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

    a) Interior Streets: Minimum of 15” storm drain mains throughout development.

4. Submit hydrologic and hydraulic calculations (H&H) for any proposed storm drain system and submit with the grading plan for review and approval by the City Engineer. Form of H&H calculations shall be approved by the City Engineer prior to submittal.

5. Install concrete masonry block walls in accordance with City Standards, with a minimum height of 6 feet (unless otherwise noted below), and of a design and color approved by the City of Kerman Planning Division at the following locations:

    a) Madera Avenue: Minimum 7’ wall along the development frontage.
    b) Isabella Avenue: Back of lots 85 to 93 and 136 to 145.
    c) Neighborhood Park: South side abutting single family residential lots.
    d) Paseos: Abutting single family residential lots.
    e) Northern subdivision limits.
    f) Southern subdivision limits.

    Masonry block walls that retain more than 12” and/or are taller than 6 feet shall be designed by a registered civil engineer.

6. Show grade differentials between lots and adjacent properties and address in conformance with City Standards. Any retaining walls required shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

7. Submit a copy of Storm Water Pollution Prevention Plan with Notice of Intent, or Construction Rainfall Erosivity Waiver, if applicable, prior to issuance of Grading Permit. The City is not a designated MS4 area and is regulated under the Construction General Permit Order 2022-0057-DWQ (CGP). Comply with all requirements of the NPDES General Permit, if applicable. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.

8. Submit a copy of the San Joaquin Valley Air Pollution Control District (SJVAPCD) Dust Control Plan or Construction Notification Form, if applicable, prior to issuance of a grading permit. The Project shall comply with all rules, regulations and conditions of approval imposed by the District. The applicant shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The applicant shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.

H. Landscaping and Irrigation

1. Provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and all other areas reserved for landscaping. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Kerman Standard Drawings and Specifications, Street Median Landscape Master Plan and the California Model Water Efficiency Ordinance. A preliminary landscape plan for all public areas shall be submitted to the Community Development Department for review and approval prior to submittal of construction documents. Public landscaping and irrigation shall be installed in the following locations:

    a) Madera Avenue: along the development frontage within the median island and from back of curb to masonry wall.
    b) Isabella Avenue: along Lots 85 to 93 and 136 to 145 from the back of curb to the masonry wall.
    c) Neighborhood Park
    d) Paseos

2. Install all landscape and park improvements prior to occupancy of 50% of the total lots approved with the tentative map or final acceptance of the Phase I final map improvements, whichever occurs first. If the park improvements are not constructed on the park outlot for any reason within two (2) years of the recordation of the first final map, City shall have the right to request from surety and receive upon City's demand sufficient funding to complete construction of the improvements for the park. The two-year period may be extended at City's sole discretion and upon such conditions as City shall determine.

3. Request annexation to the City's Landscaping and Lighting District (LLD). The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The property owner shall consent to the first-year assessment and annual increases per the provisions of the LLD. The property owner/applicant shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a LLD. Said notification shall be in a manner approved by the City. The property owner/applicant shall supply all necessary assessment diagrams and other pertinent materials for the LLD.

4. Contact and comply with all requirements of the Fresno Irrigation District (FID). This may include, but not be limited to, dedicating easements, piping or relocating any existing FID canals or ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included in the

previously required set of construction plans and submitted to and approved by FID prior to the release of any development permits or recording of the final map. If an FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

5. Identify all existing onsite agricultural irrigation systems either onsite or within public rights-of-way, whether FID or privately owned prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of the development. Therefore, the applicant shall bear all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development. The applicant shall identify on the construction plans all existing irrigations systems and their disposition (abandonment, repair, relocation, and or piping) for approval by the City Engineer. The applicant shall consult with the FID for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation systems or for any service interruptions resulting from development activities.

6. Indicate on construction drawings the depth, location and type of material of any existing FID irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals or ditches shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

3. Other Agency and Department Conditions
Refer to Staff Report Attachment E, Other Agency/Department Comments

A. Caltrans

1. State Route 145 and W Isabella Avenue: The Intersection Safety and Operational Assessment Process (ISOAP) is required to evaluate proposed traffic control and design geometrics for intersections and other access improvements proposed on the State Highway System. ISOAP refers to a data driven, performance-based framework incorporating the Safe System Approach to screen intersection strategies and identify optimal solutions for new or improved intersections that considers all users.

2. State Route 180 and State Route 145 Intersections: Locations with right-turn-only lanes should provide a minimum 4-foot width for bicycle use between the right-turn and through lane when bikes are permitted, except where posted speed is greater than 40 miles per hour, the minimum width should be 6 feet.

3. Frontage improvements (lane configuration (including bike lane), shoulder, curb, gutter, sidewalk (six-foot minimum), roadway lighting, etc.) along this portion of SR 145 should

match the southbound roadway proposed configuration, to be completed by Caltrans oversight project 06-1E060 (Contact Caltrans Project Manager, Ilda Thanes, 559.944.7894).

B. Fresno County, Public Health, Environmental Health

1. All water wells and/or septic systems that exist or have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.

2. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

3. Should the structure(s) have an active rodent or insect infestation, the infestation shall be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.

4. In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information on remediation.

5. If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel work the contractor shall contact the following agencies for current regulations and requirements:

   a) California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
   b) United States Environmental Protection Agency, Region 9, at (415) 947-8000.
   c) State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

C. Fresno Irrigation District (FID)

1. FID's Houghton West No. 94 canal runs westerly along the north edge of the Project and crosses Madera Avena. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

2. For developed/urban areas FID requires that Engineer/Land Surveyors use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide right-of-way along the top of bank to be built out full width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots

to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of way/ property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width and right-of way requirements are met.

3. All trees and unauthorized enc encroachments will need to be removed from within FID's 20-feet wide drive bank.

4. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Houghton West Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a) Channel Stabilization: The proposed plan does not indicate any improvements to the Canal or drive bank. If the City must come up with an acceptable means to protect the Canal's integrity. FID proposes the following:

        i) Freeboard - FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters and is one of the larger canals used to convey the stormwater, FID will require 2.0 feet of freeboard. The City will be required to either import or export material to match FID's standards.

        ii) Maintenance - this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at bridge crossings, and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the City requires a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City will be responsible to fund the "higher level" of maintenance.

    b) Drive banks/maintenance roads and encroachments (both banks):

i) All impacted drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

ii) Any drainage systems or swales proposed must be located outside FID's property/easement.

iii) Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.

iv) All drive banks shall be overlaid with 3 inches of virgin/non-recycled Class II aggregate base for all-weather access and for dust suppression.

v) Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.

5. Trail - As with other developments with trails proposed along FID canals, FID will not allow the trail to encroach/overlap FlD's canal easement unless consistent with a Master Trails Agreement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

a) FID will not allow the trail easement to be in common use with FID-owned property or easements.

b) FID requires all trail improvements be placed outside of FID-owned properties and easements.

c) FID will not allow any portion of a tree canopy to encroach within its properties or easements.

d) FID’s canals will not accept any drainage from the trail or the canal bank.

e) FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

6. Canal Access - FID will continue to access the Canal from Madera Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID requires a 50-feet wide drive approach narrowing to a 20 feet wide drive bank. The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

7. Any existing bridge guard railings should be modified to meet current design with a concrete headwall and chain-link barrier of the wingwalls.

8. FID's active Whitmore No. 346 traverses the Annexation Area and crosses Madera Avenue as the Private Whitmore No. 346 approximately 150 feet north of the Tract 6509 development, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Madera Avenue or in the vicinity of these facilities, FID must review and approve all plans. FID records indicate the private section of the Whitmore No. 346 is active and should be treated as such.

9. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Storm drain, Street, Landscaping, Dry Utilities, and all other utilities.

10. FID requires the Applicant/Developer to submit for FlD's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.

11. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non-or in-active FID and private structures must be removed within FID's property/easement and the development project limits.

12. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways but will in certain instances allow for its property to be in common use with landscape easements if the City of Kerman enters into the appropriate agreement.

13. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.

14. Footings of retaining walls shall not encroach onto FID property/easement areas.

15. Trees will not be permitted within FID's property/easement areas.

16. FID requires its easements be shown on all plans with proper recording information.

17. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within Fl D's easement and the grading contractor will be responsible for the repair of all damage to the existing pipeline caused by contractors grading activities.

18. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and

culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.

D. Fresno Local Agency Formation Commission (LAFCo)

1. The applicant will be required to submit the appropriate application materials including fees to LAFCo for reorganization. These materials are enumerated on LAFCo's website (www.fresnolafco.org) through the Applications and Documents tab under "Items Necessary for a Complete Application". The current fee schedule for changes of organization/reorganization (annexation) of 81-160 acres is $14,400.

2. Annexation of full rights of way contiguous to parcel boundaries should be presumed in the reorganization's legal description and map.

E. Kerman Unified School District (KUSD)

1. Pay applicable school fees at the rate in effect at the time of collection. School fees shall be paid prior to issuance of building permits and proof of such payment shall be submitted to the City of Kerman Building Division.

F. Mid Valley Disposal

1. Each single-family unit shall require three (3) carts, which must be stored in the garage or elsewhere on the property out of public view until service day.

G. North Central Fire Protection District (NCFPD)

1. Comply with all requirements of the North Central Fire Protection District.

2. Provide all weather access to the development prior to the delivery of combustible material to the site and maintain during all phases of construction to the satisfaction of NCFPD. Alternative or phased fire access requires prior approval by NCFPD.

3. Until such time that a second permanent vehicular access point is established, provide an emergency vehicle access point at a location acceptable to NCFPD.

H. PG&E

1. The final map shall contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the City declines to accept it, the applicant/developer may be required to provide an easement in gross satisfactory to PG&E. The following language is

recommended to be expressly stated for the offer to dedicate Public Utility Easements (PUEs):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

I. San Joaquin Valley Air Pollution Control District (SJVAPCD)

1. Prior to issuance of grading permits or commencement of construction activities, whichever comes first, the applicant/developer shall provide the City with evidence from the San Joaquin Valley Air Pollution Control District of an approved Dust Control Plan or Construction Notification form under Regulation VIII – Fugitive Dust PM10 Prohibitions. The development may be subject to other rules including, but not limited to, Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). The applicant/developer will be required to carry out measures of applicable SJVAPCD Rules and Regulations as noted in their comment letter dated August 20, 2025.

Attachment 'J'

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN INITIATING ANNEXATION OF FIVE PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S TOTALING APPROXIMATELY 88.93 ACRES AND ADJACENT RIGHT-OF-WAY FROM THE COUNTY OF FRESNO INTO THE KERMAN CITY LIMITS, AND DETACH THE ANNEXATION AREA FROM THE KINGS RIVER CONSERVATION DISTRICT, LOCATED BETWEEN WEST NIELSEN AVENUE, NORTH DEL NORTE AVENUE, WEST WHITESBRIDGE ROAD (STATE ROUTE 180), AND NORTH VINELAND AVENUE (ANX 2025-01)

WHEREAS, an application was filed by North Kerman, LLC, proposing Annexation (ANX) 2025-01, General Plan Amendment (GPA) 2025-01, Pre-zone/Rezone (REZ) 2025-01, Vesting Tentative Subdivision Map (TSM) 2025-01, and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels identified as Assessor's Parcel Numbers (APNs) 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S, totaling approximately 88.93 acres, 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; and

WHEREAS, ANX 2025-01 pertains to the approximately 88.9-acre project area (APNs 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S) and adjacent right-of-way ("annexation area" or "affected territory") as set forth in Exhibit '1' attached hereto and by this reference incorporated herein; and

WHEREAS, the City of Kerman desires to initiate proceedings, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code; and

WHEREAS, Government Code section 56654 provides that "[a] proposal for a change of organization or a reorganization may be made by the adoption of a resolution of application by the legislative body of an affected local agency . . . [;]" and

WHEREAS, the specific changes of organization requested consists of an annexation into the City of Kerman and detachment from the County of Fresno and the Kings River Conservation District of the annexation area; and

WHEREAS, the affected territory proposed to be changed is inhabited, and on this day contains 8 registered voters, according to information received from the County Elections Office; and

WHEREAS, the proposed annexation area is inside the Sphere of Influence of the City of Kerman and adjacent to Kerman City Limits; and

WHEREAS, there are two current Williamson Act contracts, Agricultural Preserve (AP) No. 2755 and AP No. 6920, pertaining to APNs 025-130-48 and 025-130-47, with valid protests pursuant to Government Code Section 51243.5 (AP No. 2755 protest adopted February 16, 1971; AP No. 6920 protest adopted January 6, 1983), and as a result, upon annexation into Kerman City Limits, both contracts would automatically terminate without cancellation fees; and

WHEREAS, the City has an agreement with the County of Fresno to comply with Revenue and Tax Code Section 99 regarding property tax revenue transfer upon annexation, which memorandum of understanding includes standards of annexations; and

WHEREAS, the City does not propose any specific term and conditions for the proposed reorganization; and

WHEREAS, the reasons for this proposed annexation is to facilitate future residential and commercial development; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) ("IS/MND") to evaluate the proposed Project and the project is in compliance with CEQA; and

WHEREAS, public notice of this public hearing was given by mailed and published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission completed its review of the Staff Report and documents submitted for the proposed project at a regular meeting on March 9, 2026, and adopted a resolution with a recommendation to the City Council to initiate ANX 2025-01; and

WHEREAS, all prerequisites for the initiation of proceedings, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, have been met; and

WHEREAS, after due consideration of all the items before it, the City Council now desires to adopt this Resolution to initiate annexation proceedings for the affected territory as set forth in **Exhibit '1'**.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. Recitals. The City Council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA. The City Council previously adopted the Mitigated Negative Declaration (MND) (ENV 2025-02) for the project on April 22, 2026. The IS/MND identified ANX 2025-01. ANX 2025-01 does not change the environmental assessment of the IS/MND. Further, the City Council certified the IS/MND for this project. The City Council further finds that no

subsequent review is required under CEQA Guidelines section 15162 as since that time no substantial changes have been proposed in the project which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, no substantial changes have occurred since that time with respect to the circumstances under which the project is undertaken which will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information, which was not known and could not have been known at the time of the recommendation for certification that the project will have significant effect not discussed in the IS/MND. As such, the City Council finds ANX 2025-01 has already been fully assessed in accordance with CEQA, no subsequent review is required under CEQA Guidelines section 15162, and no further action or review is required under CEQA.

3. General Plan Consistency. The City Council finds that the annexation is consistent with the goals, objectives, and policies of the City of Kerman 2040 General Plan, as amended by GPA 2025-01. In this regard, the City Council finds that public necessity, convenience, general welfare, or good zoning practices justify annexation of the project site. Specifically, the annexation and pre-zoning change is consistent with the General Plan goals and policies, any operative plan, or adopted policy including LU-3.2 Urban Form; LU-3.3 Prevent Sprawl Development; and LU-3.4 Leapfrog Development within SOI as described below and implements the planned residential and commercial land uses for the project site.

    a. General Plan Policy LU-3.2 Urban Form: The project site is outside City limits but is within the City's Sphere of Influence. The project requires annexation and therefore would result in a change in City limits. The project proposed would meet the considerations of General Plan Policy LU-3.2 Urban Form. Specifically, the project would facilitate future residential units which would help meet the city's residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The project would not result in obstacles to growth because future development would be able to connect to City services. The project would result in infrastructure improvements, including roadway and circulation improvements. Lastly, the project would facilitate future commercial uses which would serve the city's economic development needs. Based on these considerations, the project as proposed maintains growth management controls and is consistent with General Plan Policy LU-3.2.

    b. General Plan Policy LU-3.3 Prevent Sprawl Development: The project site is contiguous to existing and approved development within City Limits. Thus, the project does not encourage sprawl and is therefore consistent with General Plan Policy LU-3-3.

c. General Plan Policy LU-3.4 Leapfrog Development: The project site is contiguous to existing urban development and thus would not constitute leapfrog development.

4. Findings for Annexation. The City Council finds, as follows:

a. The proposed annexation is within the City's adopted Sphere of Influence. The project site is outside City limits but is within the City's Sphere of Influence. The project requires annexation and therefore would result in a change in City limits. The project as proposed would meet the considerations of General Plan Policy LU-3.2 Urban Form, which sets the City's growth management control measures. Specifically, the project would facilitate future residential units which would help meet the city's residential housing needs such as affordable housing or a desire for a wider and more diverse range of housing. The project would also result in 1.22 acres of parkland and paseos meeting community needs. The project would not result in obstacles to growth because future development would be able to connect to City services. The project would also result in infrastructure improvements, including roadway and circulation improvements. Lastly, the project would facilitate future commercial uses which would serve the city's economic development needs. Based on these considerations, the project as proposed maintains growth management controls and is consistent with General Plan Policy LU-3.2.

b. The proposal must be consistent with city general and specific plans, including adopted goals and policies. The project would facilitate future residential and commercial development within an area with existing and planned residential, commercial, and schools/public institutional uses. Through compliance with applicable development standards, environmental mitigation measures, and conditions of approval, the project as proposed is consistent with General Plan Policies LU-1.4 (Limit Residential Development Along Highways), LU-1.6 (Agricultural Buffers), LU-2.3 (Neighborhood Atmosphere), LU-3.2 (Urban Form), LU-3.3 (Prevent Sprawl Development), LU-3.4 (Leapfrog Development), LU-4.1 (Agricultural Land Preservation), LU-4.4 (Opposition to Projects within SOI), LU-4.5 (Right-to-Farm Disclosure), and LU-5.5 (Placement of New Residential Uses). There are no specific plans applicable to the proposed project.

c. Pursuant to CEQA, the proposal must mitigate any significant adverse effect on continuing agricultural operations on adjacent properties, to the extent reasonable and consistent with the applicable general and specific plan. Pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed project, including the annexation, general plan amendment, rezone, and vesting tentative subdivision map, and has prepared an Environmental Assessment (ENV 2025-02) to evaluate the proposed Project. It was determined that all impacts were either

less than significant or could be mitigated to a less than significant level through the Mitigation Monitoring and Reporting Program.

d. At least 25% of the area proposed for annexation has an approved Vesting Tentative Subdivision Map(s) (single-family residential) and an approved site plan (for uses besides single-family). The proposed annexation would meet this condition whereby at least 25% of the proposed annexation area will include an approved tentative map for single-family use.

e. The annexation is to fulfill the city's Regional Housing Needs Allocation (RHNA) obligation which otherwise cannot be accommodated on lands currently within the city's incorporated boundary. The project would facilitate future residential uses which would assist the City with fulfilling the city's RHNA obligation within the City's 6th Cycle Housing Element Update.

f. The proposal would not create islands. Boundaries must ultimately minimize creation of peninsulas and corridors, or other distortion of boundaries. The proposed annexation area would not create islands. New boundaries would not create any peninsulas or corridors.

5. Approval of Initiation of Reorganization. Based on the information provided above, the City Council of the City of Kerman approves a resolution to initiate annexation of the annexation area as set forth in **Exhibit '1'** in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The City Council authorizes and directs the City Manager to take all necessary steps to effectuate and initiate such reorganization proceedings, and to support Developer's processing of the same at Developer's sole cost and expense.

6. Effective Date of Resolution. This Resolution shall become effective immediately after the City Council approves of REZ 2025-01 and said ordinance adopting the same then becomes effective. If said ordinance does not become effective within 65 days of the adoption of this Resolution, or the ordinance is not otherwise adopted by the City Council, then ANX 2025-01 shall be returned to the City Council for further consideration and a final decision.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____

Maria Pacheco
Mayor

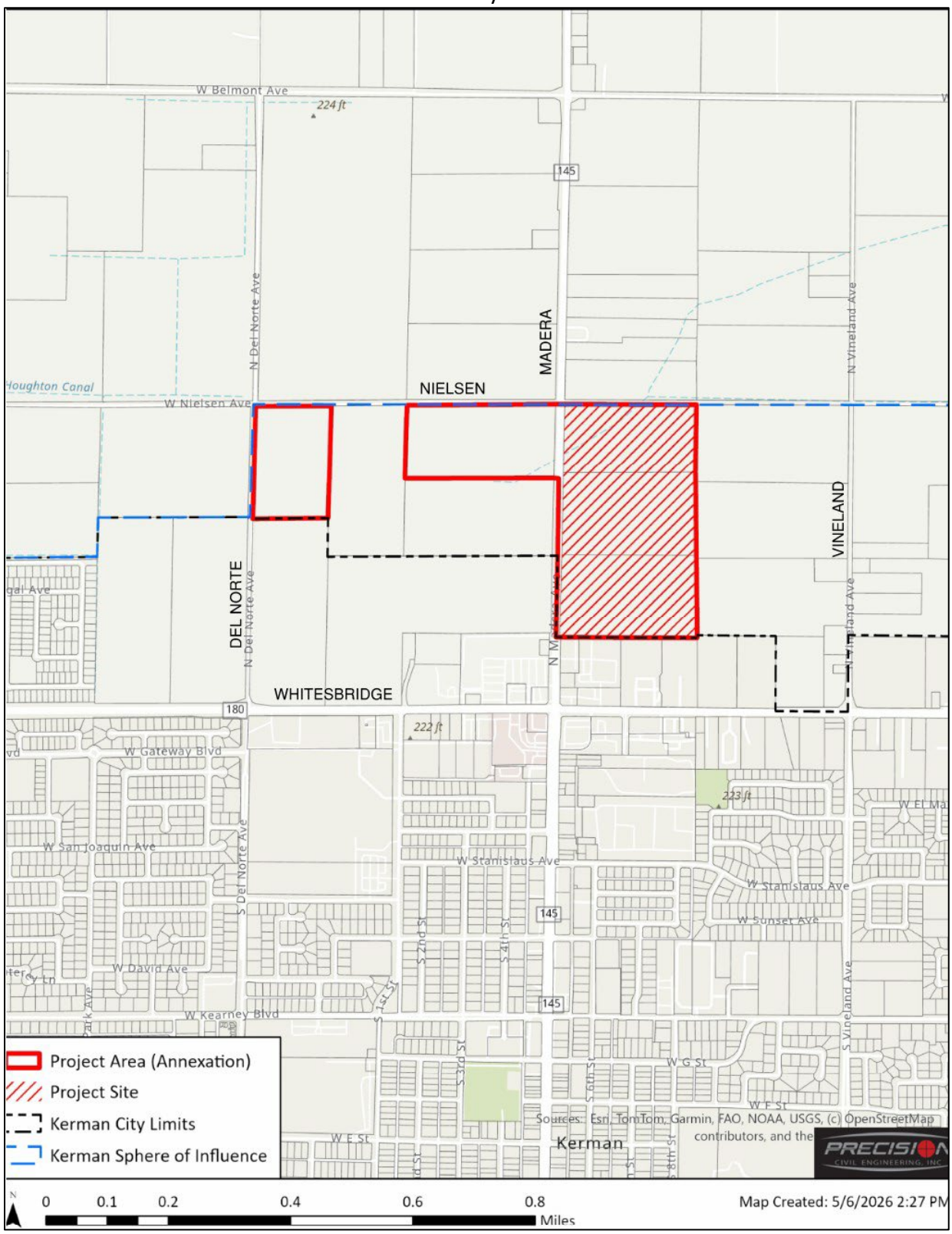
ATTEST:

_____

Dalia Santana-Zamudio
City Clerk

Exhibit '1'

Annexation Boundary for ANX 2025-01



STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: John Jansons, City Manager
Hilda Montoy, City Attorney

SUBJECT: An Ordinance of the City Council of the City Of Kerman Amending Section 2.55.060 of Title 2, Chapter 2.55 of The Kerman Municipal Code to Adjust the Boundaries of City Council Election District Nos. 1, 3, And 4 and Add Annexed Property to the City Council District Boundaries Map (JAJ & HCM)

RECOMMENDATION: Council adopt an ordinance of the City Council of the City of Kerman amending Section 2.55.060 of Title 2, Chapter 2.55 of the Kerman Municipal Code to adjust the boundaries of City Council Election District Nos. 1, 3, and 4 and Adding Annexed Property to the City Council District Boundaries Map.

DISCUSSION:

On July 28, 2018, the City Council adopted an ordinance creating by-district elections requiring that the City be divided into four councilmember districts and that councilmembers for those districts be elected by district, and said ordinance is codified in Chapter 2.55 of Title 2 of the Kerman Municipal Code.

On March 23, 2022, the City Council adopted Ordinance No. 22-02 updating the ordinance based on the most recent U.S. Census and pursuant to the procedures under the Voting Rights Act and California Fair Maps Act; and

Kerman Municipal Code Section 2.55.060 includes a Council District Boundaries Map. Since the adoption of the last Council District Boundaries Map, the City has annexed territory to the City of Kerman which now requires inclusion into the Council District Boundaries to reflect that Certificates of Completion for Annexation were recorded by LAFCO for the following areas:

1. “Whitesbridge-Siskiyou No. 2018-1 Reorganization”; LAFCo File No. RO-20-03;
2. “Eastside Community Park Reorganization”; LAFCo File No. RO-20-08; .
3. “Whispering Falls Reorganization”; LAFCo File No. RO-25-01;
4. “Crown Schaad Reorganization”; LAFCo File No. RO-24-08; and
5. “Del Norte Estates Reorganization”; LAFCo File No. RO-25-06.

Accordingly, the California Elections Code Section 21603(A) states: “[If] the boundaries of a city expand by the addition of new territory, including through annexation of unincorporated territory or consolidation with another city, the council shall add that new territory to the nearest existing council district without changing the boundaries of other council district boundaries.”

The City Council now desires to enact this Ordinance to add the annexed territories to Council Districts 1, 3, and 4. Adding the annexed territories to Council Districts necessitates the amendment of the City Council District Boundaries Map. The Ordinance was introduced at the April 22, 2026 City Council Meeting.

As result, Subsection E of Section 2.55.060 of Title 2, Chapter 2.55 Of The Kerman Municipal Code is amended to read as follows:

E. City Council Districts Established.

1. The district boundaries for the four city council districts shall be as depicted on the "City Council District Boundaries Map" in **Exhibit 'A'** of Ordinance No. 26-03 and on file in the City Clerk's Office which is hereby adopted and incorporated herein by this reference.

2. The City Council district boundaries established under this section shall continue in effect until they are amended or repealed by ordinance in accordance with law. The boundaries of the city council districts shall be reapportioned from time to time as required by the California Elections Code, federal and state voting rights laws, or any other applicable law.

As more territory is annexed to the City, the Council District Boundaries Map will be amended by ordinance. Additionally, all the districts' boundaries will be reviewed and adjusted by ordinance as part of the decennial process.

Adjustment of the boundaries will ensure that any residents in the annexed areas will be able to vote in the next City election.

ENVIRONMENTAL REVIEW:

This activity is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.) pursuant to State CEQA Guidelines, (Cal. Code Regs., tit. 14, § 15000 et seq.) §§ 15061(b)(3), 15320, and 15378(b)(3). The redistricting process is an organizational and administrative activity of the City, does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment, and is therefore not a project for purposes of CEQA. (State CEQA Guidelines, §§ 15061(b)(3); 15378(b)(5).) In the event the transition process does constitute a project, it is categorically exempt under the Class 20 (Changes in the Organization of Local Governments) categorical exemption. (State CEQA Guidelines, § 15320.) None of the exceptions to the exemptions found in State CEQA Guidelines, § 15300.2 apply.

If any section, subsection, sentence, clause, phrase, or part of the proposed ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses, phrase, or portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase,

or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

FISCAL IMPACT:

None.

CONCLUSION:

If this Ordinance is adopted, it shall become effective thirty days after its adoption and the City Clerk shall notify the Elections Office of the adjusted boundaries.

ATTACHMENTS:

A. Proposed Ordinance w/Exhibit

Attachment 'A'

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERMAN AMENDING SECTION 2.55.060 OF TITLE 2, CHAPTER 2.55 OF THE KERMAN MUNICIPAL CODE ADJUSTING THE BOUNDARIES OF CITY COUNCIL ELECTION DISTRICT NOS. 1, 3, AND 4 AND ADDING ANNEXED PROPERTY TO THE CITY COUNCIL DISTRICT BOUNDARIES MAP

WHEREAS, on July 28, 2018, the City Council adopted an ordinance creating by-district elections requiring that the City be divided into four councilmember districts and that councilmembers for those districts be elected by district, and said ordinance is codified in Chapter 2.55 of Title 2 of the Kerman Municipal Code; and

WHEREAS, on March 23, 2022, the City Council adopted Ordinance No. 22-02 updating the ordinance based on the most recent U.S. Census and pursuant to the procedures under the Voting Rights Act and California Fair Maps Act; and

WHEREAS, Kerman Municipal Code Section 2.55.060 includes a Council District Boundaries Map; and

WHEREAS, since the adoption of the last Council District Boundaries Map, the City has annexed territory to the City of Kerman; and

WHEREAS, a Certificate of Completion for Annexation was recorded by LAFCO for the following areas:

1. "Whitesbridge-Siskiyou No. 2018-1 Reorganization"; LAFCo File No. RO-20-03;
2. "Eastside Community Park Reorganization"; LAFCo File No. RO-20-08; .
3. "Whispering Falls Reorganization"; LAFCo File No. RO-25-01;
4. "Crown Schaad Reorganization"; LAFCo File No. RO-24-08;
5. "Del Norte Estates Reorganization"; LAFCo File No. RO-25-06; and

WHEREAS, the California Elections Code Section 21603(A) states: "[If] the boundaries of a city expand by the addition of new territory, including through annexation of unincorporated territory or consolidation with another city, the council shall add that new territory to the nearest existing council district without changing the boundaries of other council district boundaries"; and

WHEREAS, the City Council now desires to enact this Ordinance to add the annexed territories to Council Districts 1, 3, and 4; and

WHEREAS, the adding of annexed territories to Council Districts necessitates the amendment of the City Council District Boundaries Map.

NOW THEREFORE, the City Council of the City of Kerman does ordain as follows:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. Subsection E of Section 2.55.060 of Title 2, Chapter 2.55 Of The Kerman Municipal Code is amended to read as follows:

E. City Council Districts Established.

1. The district boundaries for the four city council districts shall be as depicted on the "City Council District Boundaries Map" in **Exhibit 'A'** of Ordinance No. 26-03 and on file in the City Clerk's Office which is hereby adopted and incorporated herein by this reference.

2. The City Council district boundaries established under this section shall continue in effect until they are amended or repealed by ordinance in accordance with law. The boundaries of the city council districts shall be reapportioned from time to time as required by the California Elections Code, federal and state voting rights laws, or any other applicable law.

SECTION 2. CEQA. This activity is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.) pursuant to State CEQA Guidelines, (Cal. Code Regs., tit. 14, § 15000 et seq.) §§ 15061(b)(3), 15320, and 15378(b)(3). The redistricting process is an organizational and administrative activity of the City, does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment, and is therefore not a project for purposes of CEQA. (State CEQA Guidelines, §§ 15061(b)(3); 15378(b)(5).) In the event the transition process does constitute a project, it is categorically exempt under the Class 20 (Changes in the Organization of Local Governments) categorical exemption. (State CEQA Guidelines, § 15320.) None of the exceptions to the exemptions found in State CEQA Guidelines, § 15300.2 apply.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or part of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses, phrase, or portions of this ordinance.

The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 4. Effective Date. This ordinance shall become effective thirty days after its adoption.

SECTION 5. Publication. The City Clerk shall certify to the adoption of this ordinance and cause it or a summary of it to be published in a newspaper of general circulation within the City of Kerman pursuant to all legal requirements.

The foregoing ordinance was introduced by the City Council of the City of Kerman at a regular meeting held on the 22nd day of April 2026, and was passed and adopted at a regular meeting of the City Council of the City of Kerman held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

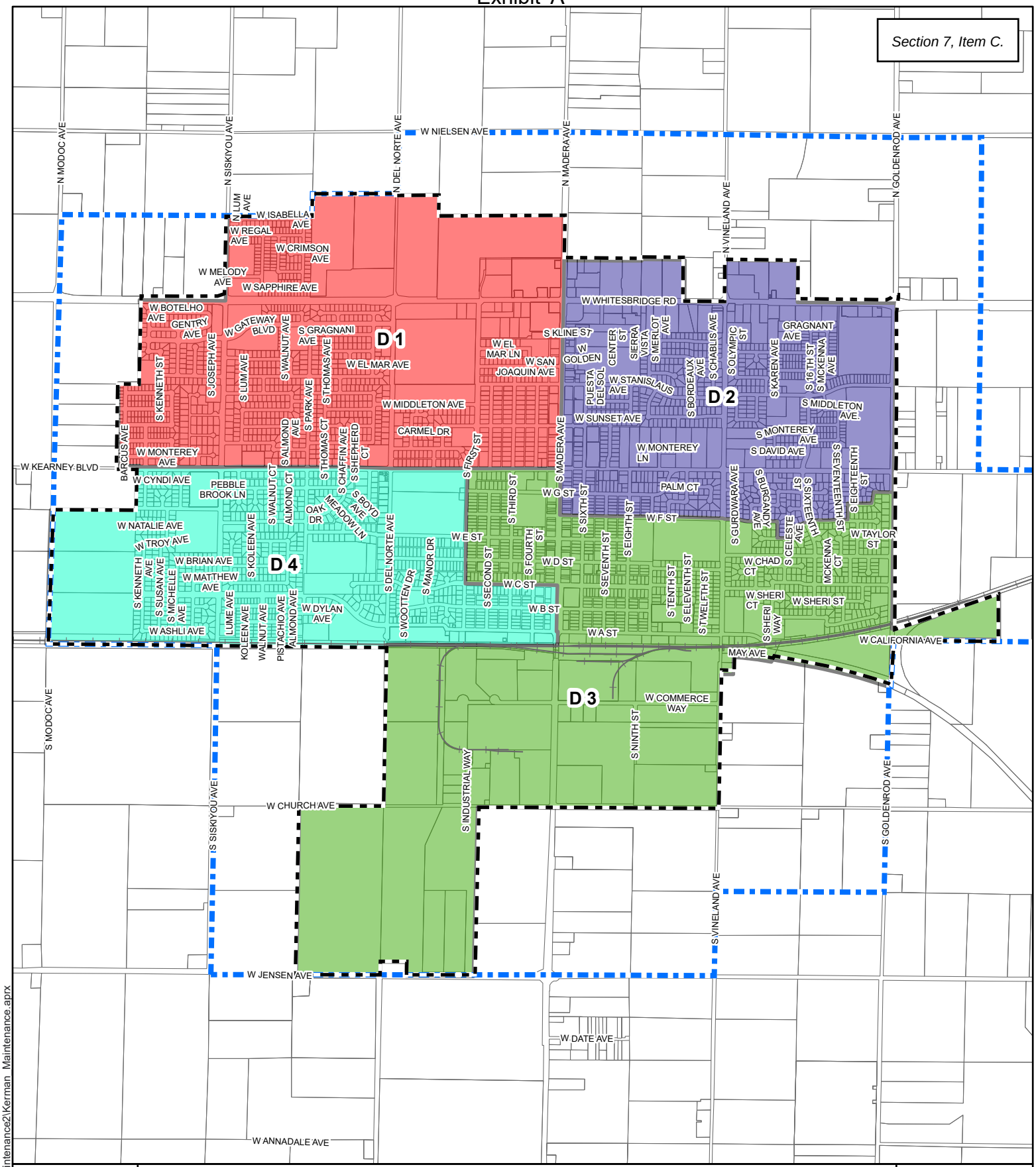
The foregoing ordinance is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit 'A'



Legend

- City Limits
- Sphere of Influence
- Kerman City Council Dist 1
- Kerman City Council Dist 2
- Kerman City Council Dist 3
- Kerman City Council Dist 4

0 1,000 2,000 Feet

City Council Districts Map

City of Kerman

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS

CITY OF Kerman Community Comes First EST. 1946

Path: G:\Kerman\ArcPro\Kerman_Maintenance2\Kerman_Maintenance.aprx

STAFF REPORT

MEETING DATE: May 13, 2026

PRESENTER: John Jansons, City Manager

SUBJECT: Update on Fresno County Transportation Funding Renewal Initiatives (JAJ)

RECOMMENDATION: Council hear a brief update on status of transportation funding renewal initiatives.

BACKGROUND:

Measure C, managed by the Fresno Council of Governments (FCOG or "COG") and the Fresno County Transportation Agency (FCTA), has provided sales tax supported transportation improvement funding for 40 years and is set to expire in 2027.

In late 2025, the COG discontinued its effort to advance a funding renewal ballot measure to extend the Measure C. In place of a COG and County led effort, two citizen led ballot initiatives were developed to take the lead in extending a sales tax increment program to fund county-wide transportation improvements, administration, and public transportation.

In order for either proposal to be considered in the November 2026 general election for voter approval, each are required to collect and submit registered voter signatures for verification to qualify for ballot.

DISCUSSION:

On April 14, 2026, the *Better Roads - Safe Streets* campaign has submitted signatures to meet this requirement, and those signatures are currently under review by the Fresno County Election Office. It is not known at this time, when or if, those signatures will be approved to meet the qualifications for the November election.

Likewise, it is not known whether the *Fix our Roads* campaign has, or will, submit their required signatures, nor is it known what the eventual disposition of those signatures will be regarding qualifying for the November election.

City Council received presentations from both organizations, their supporters and sponsors, and decided to wait and see if both should qualify. The Council would then consider a resolution of support for their favored proposal.

Should only one proposal qualify the ballot, the Council would then be asked to consider a resolution of support for that initiative to rally support of its passage by the voters in November.

FISCAL IMPACT:

None.

ATTACHMENTS:

None.