



Attachment 'B'

**City of Kerman**  
**ENVIRONMENTAL ANALYSIS**  
**CEQA GUIDELINES § 15183**

**1) Project Title**

Tentative Parcel Map 2022-01 (Shakti Land Investments, LLC)

**2) Lead Agency Name and Address**

City of Kerman  
850 S. Madera Ave.  
Kerman, CA 93630

**3) Contact Person and Phone Number**

Jesus R. Orozco  
Community Development Director  
850 S. Madera Ave.  
Kerman, CA 93630  
559-846-6121

**4) Project Location**

South of W Whitesbridge Avenue between S Goldenrod Avenue and S Vineland Avenue

**5) Project Sponsor**

Shakti Land Investments, LLC  
909 S. Madera Ave.  
Kerman, CA 93630

**6) General Plan Designation**

GC (General Commercial)

**7) Zoning**

CG (General Commercial)

**8) Project Description**

The Project is a tentative parcel map (Tentative Parcel Map 2022-01) filed by Shakti Land Investments, LLC (applicant), proposing the create five (5) separate parcels from one (1) existing parcel located south of W. Whitesbridge Avenue between S. Goldenrod Avenue and S. Vineland Avenue (APN: 023-220-78S). This parcel map will facilitate future commercial development not proposed at this time. Improvements associated with the parcel would be required for the Project,

including but not limited to sidewalks, ADA paths, curb, gutter, streetlights, etc. Future development of the Project site is assumed to be in compliance with the existing General Plan, zoning, and development standards.

### **Previous CEQA Analysis and Purpose of Initial Study**

Section 15183 of the State CEQA Guidelines provides for streamlined the environmental review of subsequent projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified by limiting its examination of environmental effects which are peculiar to the project or its site.

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located;
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or,
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Based on the analysis and evaluation provided below, the project is exempt from CEQA review as a project consistent with a community plan, general plan or zoning policies for which an EIR was prepared and meets the criteria identified immediately above. This exemption is commonly referred to as the “community plan exemption” and is governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.

The City of Kerman 2040 General Plan (General Plan) was adopted in 2020, and a full Environmental Impact Report (SCH No. 2019049018) (EIR) was prepared for the General Plan. As stated in CEQA Section 21083.3(b): *“If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.”*

The Project anticipates that future development will be compliant with the existing General Plan, zoning, and development standards. As such, an effect of the Project is not considered peculiar to the project or parcel if the City employs uniformly applied development standards that substantially mitigate environmental effects of future projects developed on the Project site. If future projects were to derive from exiting development standards, such a proposal would be subject to additional environmental review under CEQA during the discretionary project approval process.

This Project was reviewed for the following assessed in the EIR for the General Plan:

- Aesthetics
- Agriculture and Forestry Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils 0 Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

Review of the General Plan EIR compared to the Project shows that there are no impacts peculiar to this Project or the proposed parcels. The EIR analyzed impacts that are adequately minimized through General Plan policies, compliance with law, and/or uniformly applied development standards. A subsequent Statement of Overriding Considerations was prepared for significant and unavoidable impacts identified in the EIR, including:

- Greenhouse Gas (GHG): Short-term GHG emissions would not be capable of a 20 MT CO<sub>2</sub>e/SP/year reduction to below the locally appropriate threshold.
- Transportation: VMT would not reach reduction thresholds even with policy implementation.
- Utilities: Disposal rate is expected to grow above allowable levels. No mitigation available since Kernan does not control County landfills.

The Project's purpose is to subdivide existing land, presumably to facilitate future commercial development as anticipated by the General Plan. The Project does not propose development of structures and anticipated physical changes to the site would include minimal improvements. The Project complies the City's General Plan and Municipal Code. The following further assesses the CEQA impacts areas identified in the three unavoidable impacts assessed in the EIR.

- Greenhouse Gas (GHG): The SJVAPCD does not recommend assessing pollution associated with construction, as pollution-related construction will be temporary. Since there is no development proposed with the Project, no operational emissions are anticipated.
- Transportation: Since no development is proposed with the Project, no VMT generation is anticipated.
- Utilities: Since no development is proposed with the Project, there is no waste generation anticipated.

Overall, the Project impacts are within the envelope of impacts identified by the General Plan EIR, and there are no impacts peculiar to the project or parcel that were not covered by the General Plan EIR.

## 9. Conclusion

The City approved the 2024 City of Kerman General Plan, and prepared and certified an EIR for the same. This Project proposes the division of land into five parcels consistent with the General Plan, and there is no specific construction or subsequent use proposed for the same. The mere approval of the parcel map would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews, and no aspects peculiar to the Project or the parcels that would result in new effects. There is no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Finally, while typically any feasible mitigation measures in the EIR would normally be undertaken and apply to the Project, in this particular case there are no such applicable mitigation measures required to be undertaken. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required, and this Project is subject to an exemption pursuant to Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.



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Signature

Jesus R. Orozco

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Printed Name

Community Development Director

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Title