

## **Attachment 2**

Planning Commission  
Resolution 2024-01

**Resolution No. 2024-01**

**A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 2023-01, APN: 025-130-14S, AND A NOTICE OF EXEMPTION TO THE CITY OF KERMAN CITY COUNCIL**

WHEREAS, a tentative parcel map application has been filed by Central Valley Engineering and Surveying Inc. for the division of an approximately 8.9 parcel of land into three (3) parcels located on the northeast corner of Whitesbridge Road (SR 180) and Vineland Ave.; and

WHEREAS, City staff has conducted necessary investigations to ensure the proposed division of land is consistent with the goals and policies of the City's General Plan, Subdivision and Zoning Ordinance, and the State Subdivision Map Act; and

WHEREAS, City staff determined no further environmental review is required because the project is exempt from CEQA review under Class 15 and has prepared a Notice of Exemption for TPM 2023-01 for consideration; and

WHEREAS, a written report was prepared by Staff which included a recommendation for approval of Tentative Parcel Map 2023-01 as presented in Exhibit 'B' subject to conditions attached herein as Exhibit 'A'; and

WHEREAS, a public notice was circulated to adjacent properties and published in the local newspaper as required by law, and a public hearing was duly held on Monday, January 8, 2024; and

WHEREAS, after a public hearing and consideration of all the evidence before it, the Planning Commission now desires to recommend approval of Tentative Parcel Map 2023-01 to the City of Kerman City Council.

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

1. Recitals: The above recitals are true and correct and are incorporated herein:
2. CEQA: The Planning Commission finds that the project is exempt from CEQA under categorical exemption Class 15. Staff has determined that this site is covered under categorical exemption § 15315 (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

(a) The Planning Commission recommends the adoption of the Notice of Exemption for TPM 2023-01.

3. Findings: The Planning Commission finds that all findings required for approval of Tentative Parcel Map 2023-01 can be made, including those required by the City of Kerman Municipal Code Section 16.16.030:

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

*The procedural requirements of the Map Act are being followed and all parcels comply with the Kerman applicable general plan and engineering and zoning standards pertaining to grading, drainage, utility connections, lot size, and density. There is no applicable specific plan governing the site.*

(b) The design or improvement of the proposed land division is consistent with applicable general plans and specific plans.

*The parcel map is consistent with the Kerman General Plan – the proposed parcels comply with minimum lot size standards for service commercial uses consistent with the General Plan and Zoning Ordinance. There is no applicable specific plan governing the site.*

(c) That the site is physically suitable for the proposed type of development.

*The parcel map will create three (3) parcels that will have adequate land area to support various service commercial land uses with standard setbacks and ample developable space. As depicted in Exhibit 'B', the parcels will range from 1 acre to 4.3 acres. Any subsequent development would be required to be consistent with the General Plan, zoning ordinance, and this parcel map. There are no unusual conditions that would render the site physically unsuitable for such subsequent commercial development.*

(d) That the site is physically suitable for the proposed density of development.

*The parcel map will create three (3) parcels, that will have the adequate land area to support various commercial uses with required setbacks, and ample useable space As depicted in Exhibit 'B', each parcel will range from 1 acre to 4.3 acres. Any subsequent commercial development would be required to be consistent with the General Plan's goals and policies, the zoning ordinance, and this parcel map. Such consistency would likewise require consistency with setbacks, height, floor area ratio (FAR) requirements, and other requirements that would ensure suitable density of development,*

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

*The project site is not located in a sensitive environment but rather in an area surrounded*

*by similar agricultural uses with residential structures, industrial land uses, and service commercial land uses. This division of land does not propose the development of structures and anticipated physical changes to the site would include minimal improvements to facilitate future commercial development. Further, any future physical improvements subject to discretionary approval on the project site would be subject to a separate environmental review on a project-and-site-specific basis, in accordance with the provisions of CEQA and applicable CEQA Guidelines. Therefore, the proposed creation of three (3) new parcels would not result in a substantial adverse effect on special status species, riparian or other natural habitats, wetlands, movement of migratory fish or wildlife species, or conflict with any local, regional, or state preservation or conservation plans as analyzed in the General Plan EIR.*

(f) The design of the land division or the type of improvements being required is not likely to cause serious public health problems.

*The parcels created will comply with all applicable sanitary sewer, water service, and stormwater runoff requirements, as well as other similar environmental and life safety regulations and standards. Thus, the project is not likely to cause serious public health problems.*

(g) 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.

*There are no public easements that currently encumber the property to be parceled, and all modifications made to the existing public improvements fronting the parcels upon the development of the properties will be required to current City standards.*

(h) The proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities for the subdivision pursuant to Government Code Section 66473.1.

*This parcel map is not a subdivision that is contemplated by Government Code Section 66473.1. Additionally, current and future construction will be required to comply with regulations related to passive or natural heating or cooling opportunities. The design of the proposed parcel map does not inhibit such use.*

In conclusion, the Planning Commission, after considering all evidence presented, finds that approval of Tentative Parcel Map 2023-01 will promote the orderly growth and development of the City.

4. Recommendation of Approval of Tentative Parcel Map: Given the foregoing, the Planning Commission recommends the City Council approve Tentative Parcel Map 2023-01 as presented in Exhibit 'B', subject to the conditions of approval attached hereto as Exhibit 'A'.

5. Effective Date of Resolution: This Resolution shall be effective immediately.

I **HEREBY CERTIFY** that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 8th day of January 2024, and was fully adopted at said meeting by the following vote:


**AYES:** S. Bishop, K. Nehring, C. Molloy, R. Bandy

**NOES:** None

**ABSTAIN:** None

**ABSENT:** R. Felker

The foregoing resolution is hereby approved.

  
\_\_\_\_\_  
Scott Bishop  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Jesus R. Orozco  
Planning Commission Secretary

## **Attachment 3**

Notice of Exemption

NOTICE OF EXEMPTION

**From:** City of Kerman  
Community Development  
850 S. Madera Ave.  
Kerman, CA 93630

**To:** County Clerk   
County of Fresno  
2220 Tulare St.  
Fresno, CA 93721

Office of Planning & Research   
P.O. Box 3044, Room 212  
Sacramento, California 95812-3044

**Project Title:** TPM 2023-01

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**Project Location – Specific:** 88 N. Vineland Ave.

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**Project Location – City:** Kerman

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**Project Location County:** Fresno

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**Description - Nature, Purpose, & Beneficiaries of Project:** The Project includes a tentative parcel map (TPM 2023-01) filed by Central Valley Engineering & Surveying, Inc. (applicant), proposing to create three (3) parcels from one (1) existing parcel on the northeast corner of W. Whitesbridge Rd. and Vineland Ave. (APN 025-130-14S). 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 of travel, curb, gutter, streetlights, etc. Future development of the Project site is assumed to comply with the current General Plan, zoning, and development standards.

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**Name Of Public Agency Approving Project:** City of Kerman – City Council

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**Name And Address Of Applicant Carrying Out Project:** Central Valley Engineering & Surveying, Inc. 2511 Logan Street, Selma, CA 93662

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**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15268  
 Emergency Project - Section 15071  
 Categorical Exemption - State type and Section number: Section 15315 (Class 15)  
 Statutory Exemptions- State code number:

**Reason For Project Exemption:** The project has been reviewed consistent with the California Environmental Quality Act (CEQA) and it has been determined that the Project falls within the Class 15 Categorical Exemption set forth in CEQA Guidelines Section 15315 (Minor Land Divisions) which exempts the proposed tentative parcel map because the project meets all the criteria contained within the aforementioned exemption. The Project is characterized as the division of property in urbanized area zoned for commercial into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning.

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CEQA Notice of Exemption  
February xx, 2024  
TPM 2023-01

**Lead Agency**

Manuel Campos - Assistant Planner \_\_\_\_\_

(559) 846-9384 ext. 316 \_\_\_\_\_

**Contact Person**

**Area Code/Telephone/Extension**

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



**Attachment 4**  
Aerial View Map



**TPM 2023-01**

N. Vineland Ave.

W. Whitesbridge Rd.