

Initial Study

Tentative Parcel Map No. 2019-01

Commercial Parcel Reconfiguration

Prepared for:



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PROJECT INFORMATION

This document is the Initial Study for the potential environmental effects of the City of Kerman's (City) Tentative Parcel Map (TPM) Number 2019-01 Commercial Parcel Reconfiguration Project (Project). The City of Kerman will act as the Lead Agency for this Project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at 850 S. Madera Avenue, Kerman, CA 93630.

Project title

TPM 19-01 Commercial Parcel Reconfiguration Project

Lead agency name and address

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

Contact person and phone number

Olivia Pimentel
City of Kerman
(559) 846-9384

Project location

The City of Kerman is located in Fresno County in the heart of the San Joaquin Valley, just south of SR 180 and is bisected by SR 145. The proposed Project lies south of west Whitesbridge Avenue/State Route 180. West Stanislaus Avenue is the nearest road bordering the site to the south, south Vineland Avenue is the nearest to the west, and south Goldenrod Avenue is the nearest to the east. The site is approximately 29.57 acres in size and occupies Assessor's Parcel Numbers: 023-220-034-S (portion) and 023-220-035-S (portion). See Figure 1 – Vicinity Map, Figure 2 – Site Aerial, and Figure 3 – Tentative Parcel Map No. 2019-01.

Figure 1 – Vicinity Map

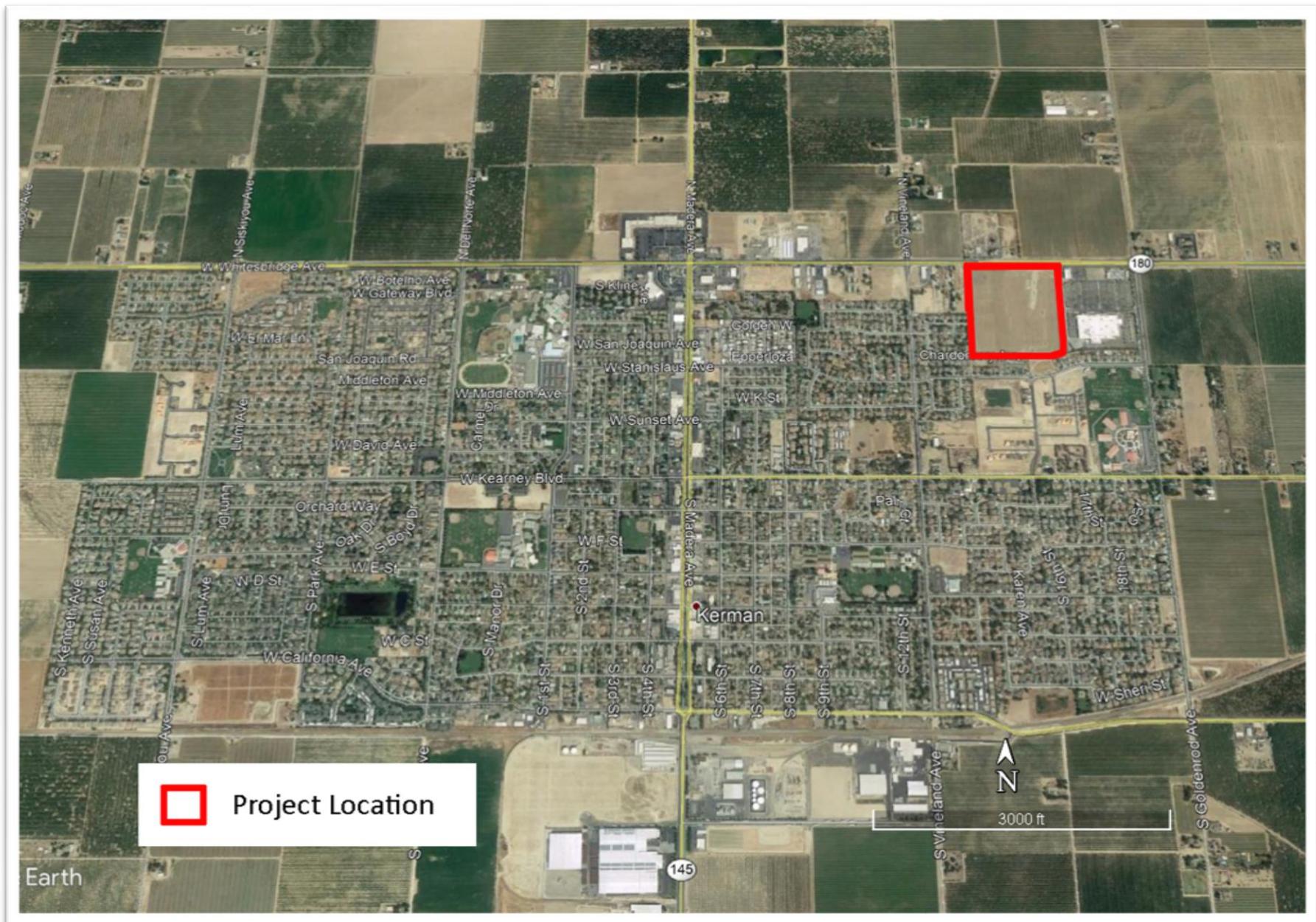
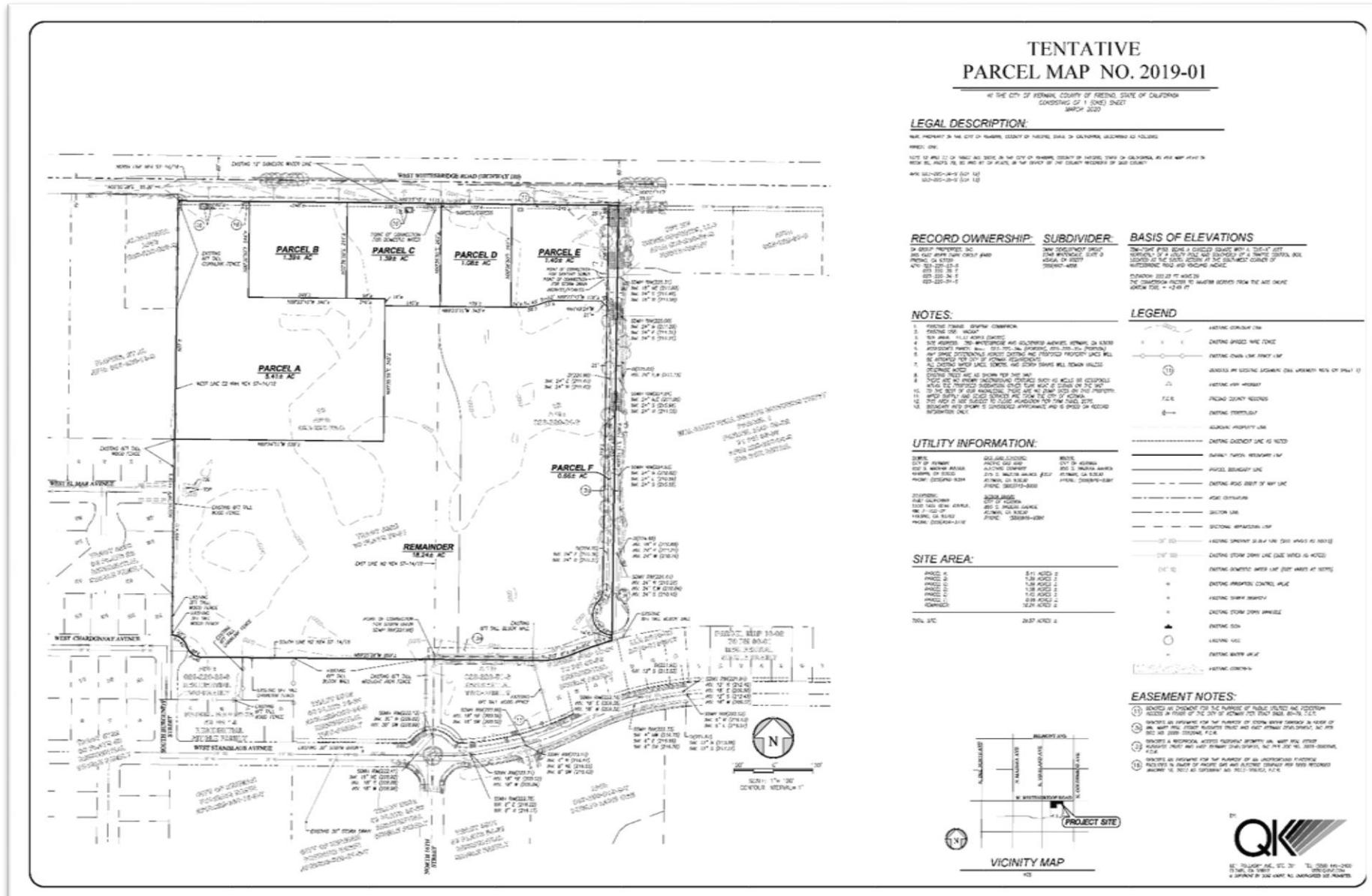


Figure 2 – Site Aerial



Figure 3 – Tentative Parcel Map No. 2019-01



Project sponsor's name/address

Omni Land Development, LLC.
2348 Whitendale Avenue, Suite D
Visalia, CA 93277

General plan designation

The site is designated by the City's existing General Plan as Regional Commercial.

Zoning

The site is zoned as General Commercial.

Surrounding Land Uses/Existing Conditions

The proposed Project site is currently vacant. Lands surrounding the proposed Project are described as follows:

- North: Vehicle repair and row crops, West Whitesbridge Avenue
- South: Assisted living facility, single-family residential homes
- East: Commercial shopping center
- West: Single-family residential homes and fairgrounds

Project Description

The Project Applicant is seeking approval and processing of Tentative Parcel Map No. 2019-01, which consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land within the City limits of Kerman, CA. The 30-acre site occupies portions of two parcels and is proposed for subdivision into six (6) parcels with one (1) remainder lot as shown in Figure 3 (Tentative Parcel Map No. 2019-01) and as follows:

Parcel A:	5.41 acres
Parcel B:	1.39 acres
Parcel C:	1.39 acres
Parcel D:	1.08 acres
Parcel E:	1.55 acres
Parcel F:	0.66 acres
<u>Remainder parcel:</u>	<u>18.24 acres</u>
Total:	29.57 acres

Each parcel will retain the underlying (existing) General Plan designation (Regional Commercial) and zoning designation (General Commercial). The reconfiguration and parcelling of the land is intended to serve future buildout of the site, however, it should be noted that no commercial development applications have been submitted to the City related to this site. As such, this CEQA document does not analyze buildout of the commercial parcels, rather it serves as the CEQA evaluation related only to the reconfiguration and parcelling of the site. The site has already been contemplated by the City's General Plan for commercial development and was assumed as such in the General Plan Environmental Impact Report (EIR). However, individual future developments associated with the Project site may require individual site-specific CEQA analysis in accordance with CEQA Guidelines and at the direction and discretion of City of Kerman staff.

Entitlements

In support of the Project, the Applicant is seeking the following entitlements from the City of Kerman:

- Adoption of the TPM 19-01 Commercial Parcel Reconfiguration Project – Negative Declaration
- Approval of Tentative Parcel Map No. 2019-01

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources and Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City of Kerman

Date

ENVIRONMENTAL CHECKLIST

I. AESTHETICS Would the project:	Less than Significant			
	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Kerman is located in the central portion of the San Joaquin Valley. The site resides in a residential and commercial area, with single-family tract homes dominating the visual landscape. The Project site generally flat and is bounded to the north by west Whitesbridge Avenue/SR 180. The areas immediately west and south of the Project site primarily consist of single-family homes. A commercial shopping center, including Walmart and Starbucks, lie to the east. There are no adopted scenic resources or scenic vistas in the area. SR 180 is in the immediate vicinity, and SR 145 is 0.7 miles to the east.

The existing visual character of the site consists of vacant land with minimal vegetation. Views of the proposed Project site area visible from west Whitesbridge Avenue/SR 180 and adjacent surrounding lands.

RESPONSES

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was analyzed in the City's General Plan EIR. Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in a substantial adverse effect on a scenic vista, does not impact any scenic resources, would not degrade the existing visual character of the area and would not result in a new source of light.

Future projects would also be subject to the City's Design Guidelines adopted for the City's General Plan which apply to site layout, building design, landscaping, interior street design, lighting, parking and signage. Detailed architectural plans, color palettes and building materials as well as landscaping plans would be submitted by the Project developer and subject to review by the City of Kerman.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d. Result in the loss of forest land or conversion of forest land to non-forest use?

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
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ENVIRONMENTAL SETTING

The City of Kerman is located in Fresno County in the heart of the San Joaquin Valley. The City's General Plan contains several policies intended to protect agricultural resources. The Project site, however, does not contain any agricultural resource and therefore, the City's policies are not applicable. Row crops less than 0.5 miles to the north are the nearest agricultural areas, across west Whitesbridge Avenue/SR 180.

RESPONSES

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There are no agricultural resources or forest lands present on the Project site, which currently consists of a Regional Commercial land designation. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. The proposed Project would not convert prime farmland, conflict with an existing agricultural use, or result in the conversion of existing farmland. Additionally, no Williamson Act contracted lands would be impacted due to the Project.

The proposed Project does not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed Project does not include any changes which will affect the existing environment. Therefore, the Project has no impact on agricultural and forest resources.

Mitigation Measures: None are required.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL SETTING

The climate of the City of Kerman and the San Joaquin Valley is characterized by long, hot summers and stagnant, sometimes foggy winters. Precipitation is low and temperature inversions are common. These characteristics are conducive to the formation and retention of air pollutants and are in part influenced by the surrounding mountains which intercept precipitation and act as a barrier to the passage of cold air and air pollutants.

The proposed Project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either “attainment”, “non-attainment”, or “extreme non-attainment” areas for each criteria pollutant based on whether the NAAQS

have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O₃, a State and Federal non-attainment area for PM2.5, a State non-attainment area for PM10, and Federal and State attainment area for CO, SO₂, NO₂, and Pb.

RESPONSES

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c. Expose sensitive receptors to substantial pollutant concentrations?
- d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

Less Than Significant Impact. As previously described, no changes in the existing use of the site are proposed as part of the Project. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was analyzed in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on air quality emissions. As no construction or demolition is proposed as part of the Project, there are no construction or operational emissions. Long term air emission impacts are associated with any change in permanent use of the site. The Project does not propose any change in the existing use of the Project site and would, therefore, not generate new emissions.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in a substantial adverse effect resulting from conflicts with any applicable air quality plans, net increases of criteria pollutants, exposure of sensitive receptors to substantial pollutant concentrations, or result in other emissions such as odor producing emissions.

Mitigation Measures: None are required.

IV. BIOLOGICAL RESOURCES

Would the project:

Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
		Less than Significant		

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

ENVIRONMENTAL SETTING

The proposed Project site is located in a portion of the central San Joaquin Valley that has, for decades, experienced intensive agricultural and urban disturbances. Current agricultural endeavors in the region include dairies, groves, and row crops.

Like most of California, the Central San Joaquin Valley experiences a Mediterranean climate. Warm dry summers are followed by cool moist winters. Summer temperatures usually exceed 90 degrees Fahrenheit, and the relative humidity is generally very low. Winter temperatures rarely raise much above 70 degrees Fahrenheit, with daytime highs often below 60 degrees Fahrenheit. Annual precipitation within the proposed Project site is about 9 inches, almost 85% of which falls between the months of October and March. Nearly all precipitation falls in the form of rain and storm-water readily infiltrates the soils of the surrounding sites.

Native plant and animal species once abundant in the region have become locally extirpated or have experienced large reductions in their populations due to conversion of upland, riparian, and aquatic habitats to agricultural and urban uses. Remaining native habitats are particularly valuable to native wildlife species including special status species that still persist in the region. According to the 2007 Kerman General Plan Update, most of the Kerman area is dominated by urban development, however; the City is entirely surrounded by agricultural land mixed with farmhouses and small ranches. These uses may attract the San Joaquin kit fox for foraging habitat.

The site is currently vacant. The Project site's surrounding lands consist primarily of single-family residences and commercial businesses.

No aquatic or wetland features occur on the proposed Project site; therefore, jurisdictional waters are considered absent from the site.

RESPONSES

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The Project site is currently fallow and disked for fire suppression. The site is highly disturbed and completely lacking in substantial vegetation, such as trees, brush or shrubs. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on biological resources. As no construction or demolition is proposed as part of the Project, there are no activities that would impact biological resources.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in a substantial adverse effect to special status species, riparian or other natural habitat, wetlands, movement of migratory fish or wildlife species, or conflict with any local, regional or state preservation or conservation plans.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL SETTING

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area. The most frequently encountered prehistoric and early historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and sites of rock art. Historic archaeological sites may include foundations or features such as privies, corrals, and trash dumps.

The project area is highly disturbed, consisting of vacant land, virtually free of vegetation. There are no known or visible cultural or archaeological resources, paleontological resources, or human remains that exist on the surface of the project area.

RESPONSES

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The Project site is currently fallow and disked for fire suppression. The site is highly disturbed and completely lacking in substantial vegetation, such as trees, brush or shrubs. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on cultural resources. As no construction or demolition is proposed as part of the Project, there are no activities that would impact cultural resources.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in a substantial adverse effect to historical resources, archaeological resources or human remains.

Mitigation Measures: None are required.

VI. ENERGY

Would the project:

	Potentially Significant Impact	With Incorporation	Less than Significant	Less than Significant

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

California's total energy consumption is second-highest in the nation, but, in 2016, the state's per capita energy consumption ranked 48th, due in part to its mild climate and its energy efficiency programs. In 2017, California ranked second in the nation in conventional hydroelectric generation and first as a producer of electricity from solar, geothermal, and biomass resources while also in 2017, solar PV and solar thermal installations provided about 16% of California's net electricity generation.¹

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximately amounts of energy contained in common energy sources are as follows:

Energy Source	BTUs ²
Gasoline	120,429 per gallon
Natural Gas	1,037 per cubic foot
Electricity	3,412 per kilowatt-hour

¹ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed March 2020.

² U.S. Energy Information Administration. Energy Units and Calculators Explained. https://www.eia.gov/energyexplained/index.php?page=about_energy_units. Accessed March 2020.

California electrical consumption in 2016 was 7,830.8 trillion BTU³, as provided in the table below, while total electrical consumption by Fresno County in 2018 was 26.109 trillion BTU.⁴

2016 California Energy Consumption⁵

End User	BTU of energy consumed (in trillions)	Percentage of total consumption
Residential	1,384.4	17.7
Commercial	1,477.2	18.9
Industrial	1,854.3	23.7
Transportation	3,114.9	39.8
Total	7,830.8	--

The California Department of Transportation (Caltrans) reports that approximately 25.1 million automobiles, 5.7 million trucks, and 889,024 motorcycles were registered in the state in 2017, resulting in a total estimated 339.8 billion vehicles miles traveled (VMT).⁶

The site is currently vacant. The Project site's surrounding lands consist primarily of single-family residences and commercial businesses.

RESPONSES

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Project site is currently vacant and is designated for commercial development by the City. No construction or other ground-disturbing or operational activities are associated with the Project. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying

³ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed March 2020.

⁴ California Energy Commission. Electricity Consumption by County. <http://ecdms.energy.ca.gov/elecbycounty.aspx>. Accessed March 2020.

⁵ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed March 2020.

⁶ Caltrans. 2017. California Transportation Quick Facts. <http://www.dot.ca.gov/drissi/library/qf/qf2017.pdf>. Accessed March 2020.

land use designations are not changing, the Project will not cause any energy use impacts above and beyond existing conditions.

Approval of the proposed Project is not anticipated to have any impact on energy use. As no construction, demolition or operation is proposed as part of the Project, there are no activities that would use energy.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in the wasteful use of energy nor would it conflict with any adopted renewable energy plans.

Mitigation Measures: None are required.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

creating substantial direct or indirect risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ENVIRONMENTAL SETTING

The City of Kerman is situated in the center of the Great Valley of California. According to the 2007 Kerman General Plan Update, this area is an almost-flat, northwest-southeast trending basin, which is approximately 450 miles long and 50 miles wide. Mesozoic platonic, volcanic and metamorphic rocks of the Sierra Nevada Mountains border the Great Valley basin on the east and the sedimentary rocks of the Coast Ranges on the western edge. The geologic formations found in and around the Kerman area are primarily the low alluvial fans of the perennial San Joaquin and Kings Rivers, and the multiple streams which comprise the Fresno alluvial fan sequence.

There are no known active earthquake faults in the City of Kerman. According to the 2007 Kerman General Plan Update, the greatest seismic threat to the region is posed by a complex thrust fault system, deep in the Sierran Block Boundary Zone, which is thought to be the source of the most notable earthquake recorded in the region (recorded in May 1983, 6.7 Rs). The nearest active fault near Kerman is the San Andreas, over 60 miles west.

According to the City's General Plan, much of the Planning area contains a combination of three major soil groups: Hanford, Traver and Hesperia. These soil types are generally considered well-drained.

RESPONSES

- a-i. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?
- a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?
- a-iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The relatively flat Project site is currently fallow and disked for fire suppression. The site is highly disturbed and completely lacking in substantial vegetation, such as trees, brush or shrubs. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on geology/soils. As no construction or demolition is proposed as part of the Project, there are no activities that would impact geology/soils.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the

provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in a substantial adverse effect resulting from seismic-related hazards, soil erosion, or unstable soils.

Mitigation Measures: None are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
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b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

ENVIRONMENTAL SETTING

Various gases in the earth's atmosphere play an important role in moderating the earth's surface temperature. Solar radiation enters earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth's atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO₂), methane (CH₄), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state's useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

RESPONSES

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As previously described, no changes in the existing use of the site are proposed as part of the Project. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was analyzed in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on greenhouse gas emissions. As no construction or demolition is proposed as part of the Project, there are no construction or operational emissions. Long term air emission impacts are associated with any change in permanent use of the site. The Project does not propose any change in the existing use of the Project site and would, therefore, not generate new greenhouse gas emissions.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in the generation of greenhouse gas emissions nor would it conflict with any plans adopted for the purpose of reducing greenhouse gases.

Mitigation Measures: None are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than	Significant
			Less than Significant	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Potentially Significant Impact	With Mitigation Incorporation	Less than	Significant	Less than Significant Impact	No Impact
		Less than Significant Impact	Significant		

response plan or emergency evacuation plan?

g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

ENVIRONMENTAL SETTING

The area immediately surrounding the proposed Project consists of industrial, commercial, agricultural and some single-family residential uses. There are no airports or airstrips within two miles of the Project site and the nearest school is Goldenrod Elementary School located approximately 300 feet southeast of the Project boundary.

RESPONSES

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact. The relatively flat Project site is currently fallow and disked for fire suppression. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on hazards or hazardous materials. As no construction or demolition is proposed as part of the Project, there are no activities that would result in hazardous conditions or expose people to hazardous materials.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in the transport of hazardous materials, accidental release of hazardous substances, emission of hazardous materials within ¼ mile of a school, location on a hazardous materials sites list, safety hazards associated with airports, impairment of emergency access, or result in the exposure of people or structures to wildfire.

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off- site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Kerman obtains its water from five wells, located at depths of 300 to 900 feet, penetrating the vast aquifer underlying the San Joaquin Valley. Production capacity remains at a level of 5,700 gallons per minute (gpm). The wells contain a static water level from 85-90 feet. City staff have confirmed that over the past 10 to 15 years the depth of the groundwater for the City of Kerman has remained stable.

The City of Kerman will provide water to the site when future development occurs; however, any future projects will be required to calculate their individual water use and tie into the City's existing water service infrastructure.

RESPONSES

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. result in substantial erosion or siltation on- or offsite;

- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
- iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
- iv. impede or redirect flood flows?

- d. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?
- e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The relatively flat Project site is currently fallow and disked for fire suppression. There are no impervious surfaces on the site and no waterways are on or near the site (such as streams, canals, etc.). The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on hydrology or water quality. As no construction or demolition is proposed as part of the Project, there are no activities that would result in altered drainage of the site, the use of groundwater or other activities related to hydrology.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in violations of water quality standards, a decrease in groundwater supplies, altered drainage on site, increased flood hazard risk, nor would it conflict with a water quality control plan or sustainable groundwater management plan.

Mitigation Measures: None are required.

XI. LAND USE AND PLANNING Would the project:	Less than Significant			
	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed Project site is in the eastern portion of the City of Kerman. The area is south of west Whitesbridge Avenue/SR 180, between north Vineland Avenue and north Goldenrod Avenue. The vicinity is heavily disturbed with commercial and residential uses, and agricultural uses outside the City. The site is currently vacant, see Figure 2 – Site Aerial.

RESPONSES

- Physically divide an established community?
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The Project site is within an urbanized area of Kerman and is planned for commercial development. The site is designated by the City's existing General Plan as Regional Commercial and will retain the underlying land use designation. Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact to land use because the underlying land use designation is not changing.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in the physical division of an established community nor would it conflict with any adopted land use plans.

Mitigation Measures: None are required.

XII. MINERAL RESOURCES

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Less than Significant	Potentially Significant	With Mitigation	Less than Significant	No Impact
	Impact	Incorporation	Impact	Impact

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

According to the 2007 Kerman General Plan Update, there are no significant mineral resources within the planning area. No known mining of mineral resources has occurred in the City of Kerman. Raisin City field represents the closest significant mineral resource, which is an oil field for petroleum extraction about five miles south of Kerman.

RESPONSES

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no known mineral resources in the proposed Project area and the site is not included in a State classified mineral resource zones. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

XIII. NOISE

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL SETTING

Noise is most often described as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. The City of Kerman is impacted by a multitude of noise sources. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City. Commercial, industrial, and institutional land uses throughout the City (i.e., schools, fire stations, utilities) also generate stationary-source noise. The Project is located in an area with a mix of uses. The predominant noise sources in the Project area include traffic on local roadways, residential noise (lawn movers, audio equipment, voices, etc.) and noise from the nearby school and commercial businesses. Agricultural noise is unlikely but possible. Sensitive receptors in the area include the residential housing near the project areas.

RESPONSES

- a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Generation of excessive groundborne vibration or groundborne noise levels?
- c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on noise. As no construction or demolition is proposed as part of the Project, there are no activities that would result in noise impacts to surrounding land uses.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in permanent increases in ambient noise, generation of excessive groundborne vibration, nor is it located within two miles of an airport land use plan.

Mitigation Measures: None are required.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Kerman's 2000 population was 8,551, up by 3,103 people from the 1990 census figure of 5,448. The State Department of Finance, which provides population projections for cities and counties in California, estimated Kerman's population to be 40,561 as a high estimate in 2027, and 26,613 as a low estimate.⁷

The current status of the Project site is vacant land. The Project site is located in an area dominated by residential, commercial, and agricultural uses. The nearest residences are adjacent to the Project site to the west.

RESPONSES

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

⁷ 2007 Kerman General Plan Update, Part II, Chapter 1: Human Environment, 1-7 and 1-8.

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on population. As no construction or demolition is proposed as part of the Project, there are no activities that would result in impacts to population or housing.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in substantial population growth or displacement of existing housing.

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Less than Significant	Potentially Significant	With Mitigation Impact	Less than Significant	No Impact
	Impact	Incorporation	Impact	Impact

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The Project site is located in a primarily single- family residential area in the eastern portion of the City of Kerman. The immediate vicinity is comprised of single-family tract homes to the west, commercial businesses and row crops to the north, a commercial shopping center to the east and an assisted living facility and single-family residences to the south of the site. Goldenrod Elementary School campus is also less than a mile away to the southeast of the Project site. The area is served by North Central Fire Protection, Kerman Police Department, the Kerman Unified School District and other public facilities.

RESPONSES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police Protection?

Schools?

Parks?

Other public facilities?

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on public services. As no construction or demolition is proposed as part of the Project, there are no activities that would result in the need for additional public services.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in impacts to/from public services including fire/police protection, schools, parks and other public services.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
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a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Kerman has a standard of providing four acres of parkland for every 1,000 persons, according to the 2007 Kerman General Plan Update. Private parks are not factored into the standard. The City currently maintains nine parks; Plaza Veterans Park, B Street Park, Wooten Park, Kiwanis Park, Katey's Kids Park, Rotary Park, Lions Park, Kerckhoff Park and Soroptimist Park. In addition to the city's parks, the athletic fields on the campuses of Kerman's school district provides recreational opportunities after school hours.

RESPONSES

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the

Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on recreation. As no construction or demolition is proposed as part of the Project, there are no activities that would result in the need for additional recreational facilities.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in impacts to recreational facilities.

Mitigation Measures: None are required.

XVII. TRANSPORTATION/ TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact Incorporation
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed Project lies south of west Whitesbridge Avenue/State Route 180 in the City of Kerman, Fresno County, California. West Stanislaus Avenue is the nearest road bordering the site to the south, south Vineland Avenue is the nearest to the west, and south Goldenrod Avenue is the nearest to the east. The City of Kerman lies just south of SR 180 and is bisected by SR 145.

RESPONSES

- Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Result in inadequate emergency access?

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parcelling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on traffic. As no construction or operation is proposed as part of the Project, there are no activities that would result in transportation impacts.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in conflicts to an existing circulation system, would not conflict with CEQA Guidelines section 15064.3, would not increase hazards due to geometric design, nor would it result in inadequate emergency access.

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	Less than Significant Impact	No Impact
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RESPONSES

a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, potentially affected Tribes were formally notified and were given the opportunity to request consultation with the City. As part of the City's General Plan update process, in April and June of 2019, the City initiated City-wide tribal consultation associated with the General Plan update. This included the proposed Project site with the existing underlying designation of Regional Commercial. As previously discussed, the Project site will retain the Regional Commercial designation, thus there are no changes to the circumstances under which the tribal consultation was recently conducted as it pertains to the subject 30-acre site. The City provided letters to the listed Tribes in April and June of 2019, notifying them of the Project and requesting consultation, if desired. The only response received by the City was on August 5, 2019 from the Table Mountain Rancheria who requested that the Tribe be notified in the unlikely event that cultural resources are identified in the City. The City did not receive any other responses from the tribes contacted. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

XIX. UTILITIES AND SERVICE SYSTEMS
Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL SETTING

The City of Kerman provides water, sewer, stormwater and wastewater services to the site to residential and commercial facilities within the City. These connections are subject to water use fees and/or

development fees to be provided for such service. The City of Kerman contracts with Allied Waste Management Services for solid waste collection. Allied Waste utilizes the American Avenue Landfill, approximately 6 miles southwest of the City.

RESPONSES

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The Project site is located in an urbanized area of the City of Kerman and is planned for future commercial development. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on utilities or service systems. As no construction or operation is proposed as part of the Project, there are no activities that would require these services.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in impacts to water or wastewater facilities, groundwater, or generation of solid waste.

Mitigation Measures: None are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Kerman's planning area is composed of urbanized portions of land and the surrounding agricultural fields. North Central Fire Protection District serves the entire area and is generally located about three minutes away from any service area in Kerman. According to the 2007 Kerman General Plan Update, Kerman has established a good record in terms of fire safety. The City has enacted Fire Development Impact Fees to provide funding for the potential development of an additional Fire Station and equipment, in order to better serve the growing community.

The proposed Project site's elevation is approximately 222 feet above sea level in an area of intense urban uses. The Project site is located on adjacent parcels south of west Whitesbridge Avenue/SR 180 in eastern Kerman, California. The immediate vicinity is comprised of single-family tract homes and fair grounds to the west, commercial business and row crops to the north, a commercial shopping center to the east and single-family residences and an assisted living facility to the south of the site. Goldenrod Elementary School and Golden Sunset Memorial Park lie just southeast of the site.

RESPONSES

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The proposed Project is located in an area developed with commercial, agricultural and residential uses, which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread. The Project consists of a site reconfiguration and parceling of approximately 30 acres of commercially designated land into six (6) parcels with one (1) remainder lot. The site will remain designated as Regional Commercial and no development activities are associated with this parcel reconfiguration. Because there is no development associated with the Project and because the underlying land use designations are not changing, the Project will not cause any impacts above and beyond existing conditions or what was contemplated in the City's General Plan EIR.

Approval of the proposed Project is not anticipated to have any impact on wildfires as there is no construction or operation associated with the Project.

Further, any future physical improvements subject to discretionary approval on the Project site would be subject to separate environmental review on a project- and site-specific basis, in accordance with the provisions of CEQA and the CEQA Guidelines. Therefore, the proposed parcel reconfiguration would not result in impacts to or from wildfires.

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

	Potentially Significant Impact	With Mitigation Incorporation	Less than Significant	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

RESPONSES

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict

the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study.

b. Does the project have impacts that are individually limited, but cumulatively considerable?

(“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)

Less than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). The impact is *less than significant*.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly.

LIST OF PREPARERS

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- Travis Crawford, AICP, Principal Environmental Planner

Persons and Agencies Consulted

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