

E202410000072

Notice of Exemption  
March 19, 2023  
Site Plan Review – Whitesbridge Development

**NOTICE OF EXEMPTION**

**FILED**  
MAR 20 2024 TIME 10:56am  
FRESNO COUNTY CLERK  
By *Cyan Edmisten* DEPUTY  
Cyan Edmisten

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

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

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

**Project Title:** SPR 2023-03 – Whitesbridge Development

**Project Location:** 15243, 15241, 15239, 15237, 15225, and 15215 W. Whitesbridge Rd. (SE corner of W. Whitesbridge Rd. and S. First Street)

**Project Location – City:** Kerman

**County:** Fresno

**Description - Nature, Purpose, & Beneficiaries of Project:** Site Plan Review 2023-03, proposes the development of a ± 9,120 sq. ft. multi-tenant commercial building with an endcap drive-through facility, ± 2,325 sq. ft. restaurant shell building with a drive-through facility, and two outdoor dining areas on multiple vacant parcels encompassing 2.79-acres, located on the southeast corner of West Whitesbridge Road and South First Street, in the CG (General Commercial) zone district, with a GC (General Commercial) General Plan land use designation (APNs: 023-060-(18S, 19S, 20S, and 21S)).

**Name Of Public Agency Approving Project:** City of Kerman, Community Development Dept.

**Name And Address Of Applicant Carrying Out Project:** Associated Design and Engineering Inc., 351 W. Cromwell Ave. Ste. 108, Fresno, CA 93711-6115

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15268
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: Section 15332 (Class 32)
- Statutory Exemptions- State code number:

**Reason For Project Exemption:** The project falls within the Class 32 Categorical Exemption set forth in CEQA Guidelines Section 15332 as the project is characterized as in-fill development and meets all the required conditions described in the following section.

- a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*



The project site is zoned CG (General Commercial) consistent with the underlying GC (General Commercial) General Plan land use designation. The City's 2040 General Plan identifies retail stores and restaurants as typical uses within the land use designation. The zoning ordinance allows for retail multi-tenant buildings and restaurants as by right uses.

---

*b) The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

---

The site is located within City limits on an approximately 2.79-acre site, and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The land surrounding the site has been developed

---

*c) The Project site has no value as habitat for endangered, rare, or threatened species.*

---

The site is vacant and contains non-native, weedy grasses and has been disturbed. The site is surrounded by urban development and contains no sensitive habitat for special-status species. Thus, the project site has no value for endangered, rare, or threatened species.

---

*d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

---

Approval of the project would not result in any significant effects, related to traffic, noise, air quality, or water quality. The project will be subject to conditions of approval that are intended to ensure that the site is compatible with surrounding land uses. A traffic study by Peter's Engineering Group was also prepared for the project. The findings in said report determined the following:

The intersection of the site access driveway and Whitesbridge Road is currently operating at acceptable levels of service and would continue to operate at acceptable levels of service with the Project alone. With development of the cumulative projects, the additional traffic volumes on Whitesbridge Road will eventually cause left turns out of the site to experience longer delays and queues of approximately four vehicles turning left. The proposed Project is a small, local-serving use of less than 50,000 square feet that is intended primarily to attract local pass-by traffic and customers from the immediate area. The Project may be presumed to create a less-than-significant transportation impact on the basis of vehicle miles traveled.

Given the findings of the traffic study, it can be concluded that the project will not result in any significant effects related to traffic.

---

*e) The site can be adequately served by all required utilities and public services.*

---

The project has been reviewed by City Staff and can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2. do not apply to this project.

*Section 15300.2(a)* – does not apply to the Class 32 category of exemptions.

*Section 15300.2(b)* – there is no evidence of a potential significant cumulative impact because successive projects of the same type on the same site have not been approved and are not currently proposed.



Notice of Exemption  
March 19, 2023  
Site Plan Review – Whitesbridge Development

*Section 15300.2(c)* – the project would not result in any significant effects on the environment due to unusual circumstances. The project site is surrounded by urban development and is not located within a sensitive resource area.

*Section 15300.2(d)* – does not apply to the project site as the site is not adjacent to a designated scenic highway, and thus, will not result in damage to scenic resources or a scenic highway.

*Section 15300.2(e)* – does not apply because the site is not a state-designated hazardous waste site.


*Section 15300.2(f)* – does not apply because the site has not been identified as a historical resource location by a local or state agency and it has not been determined to be eligible for listing in the National Register of Historic Places.

Manuel Campos  
**LEAD AGENCY CONTACT PERSON**

(559) 846-9384 ext. 316  
**AREA CODE/PHONE**

**If Filed By Applicant:**

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

**Signature:**  **Date:** 03/19/2024 **Title:** Assistant Planner

Signed by Lead Agency       Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: \_\_\_\_\_  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.