

## Notice of Preparation of a Draft Environmental Impact Report

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**Date:** March 27, 2024

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report for the proposed Del Norte Estates Project

**Lead Agency:** City of Kerman

**Contact:** Jesus R. Orozco, Community Development Director  
City of Kerman  
850 S. Madera Ave.  
Kerman, CA 93630  
(559) 846-6199  
[jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)

**Project Title:** Del Norte Estates Project

**Notice is Hereby Given:** The City of Kerman (City) is the Lead Agency on the below-described Del Norte Estates Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

**Project Location:** The proposed Project would be located on approximately 48 acres at the northwest corner of West Whitesbridge Road (Highway 180) and North Del Norte Avenue in Kerman, California. The subject site is currently in the unincorporated area of Fresno County and borders the City of Kerman on the west and south and will require annexation to the City of Kerman.

**Project Description:** The proposed Project consists of entitlement and development of 48 acres of land with up to 200 single-family dwelling units, 100 multi-family dwelling units, a 15,000 square foot retail plaza, and two 3,500 square foot fast-food restaurants with drive-throughs. The proposed Project is proposing a General Plan Amendment, Rezone, Cancellation of a Williamson Act Contract, and Tentative Subdivision Map to accommodate the Project. The Project site and some contiguous surrounding parcels are proposed to be annexed into the City of Kerman.

**Scope of the Environmental Impact Report:** The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, an Agricultural Conversion Study, Air Quality / Greenhouse Gases / Energy Study, Biological Study, Cultural/Historical Study, Noise Assessment, and Traffic Impact Study will be prepared.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be

from March 27, 2024 to April 29, 2024. Copies of the NOP can be obtained by request Jesus R. Orozco, whose contact information is given below.

**Public Scoping Meeting:** In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held at 6:00 p.m. on April 3, 2024. Participants can attend the meeting either online or by telephone as follows:

Date: April 3, 2024  
Time: 6:00 PM

**Zoom Meeting Access:**

<https://us02web.zoom.us/j/89322000750?pwd=b1dMZVptZGdZays4Z1ZZOHVDd0k2UT09>

Meeting ID: 893 2200 0750  
Passcode: 884053

Phone Access: 1-669-444-9171

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments concerning the scope of the forthcoming EIR for the proposed Project should be directed to the City's Community Development Director at the following address by 5:00 p.m. on April 29, 2024. Please include the commenter's full name and address. Please submit comments to:

Jesus R. Orozco, Community Development Director  
City of Kerman  
850 S. Madera Ave.  
Kerman, CA 93630  
(559) 846-6199  
[jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)