

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**NOTICE IS HEREBY GIVEN THAT THE CITY OF KERMAN IS THE LEAD AGENCY ON THE BELOW-DESCRIBED PROJECT AND HAS PREPARED AN ENVIRONMENTAL IMPACT REPORT AS FOLLOWS:**

### **1. Del Norte Estates; ENV 2023-08**

In accordance with Section 15072 of the California Environmental Quality Act Guidelines, this notice is to inform the general public that the City of Kerman (City), as the Lead Agency for the Project, has prepared an Environmental Impact Report (EIR) for the proposed Project consisting of Annexation (ANX 2023-04), Rezone/Prezone (REZ 2023-04), General Plan Amendment (GPA 2023-03), and Tentative Subdivision Map (2023-04) pertaining to two parcels: APN 020-120-29S of approximately 24.24 acres and APN 020-120-30S of approximately 24.14 acres that total approximately 48 acres. The project also includes an additional 23 acres known as 020-120-28S which will be included in the annexation but will not be developed as part of the proposed project. The proposed Project would be located at the northwest corner of West Whitesbridge Road (Highway 180) and North Del Norte Avenue in Kerman, California. The Project Applicant is proposing entitlement and development of 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, or termination of a Williamson Act Contract, and a Tentative Subdivision Map to accommodate the Project. The complete Project description, location, and the potential environmental effects are contained in the EIR. The EIR has concluded that significant and unavoidable impacts will occur with regard to loss of agricultural land. All other impacts were less than significant or could be mitigated to a less than significant level.

The City is making the proposed EIR available to interested agencies and members of the public for review and comment. A 45-day public review period will begin on September 11, 2024, and conclude on October 26, 2024. The EIR is available for review during regular business hours at the City of Kerman, 850 S. Madera Avenue, Kerman, CA 93630, and on the City of Kerman website at <https://cityofkerman.net>. Following public review, a public hearing will be duly noticed. For further information, contact the Community Development Department at (559) 842-2301.

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/s/ Manuel Campos, Assistant Planner