



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: <b>E202310000286</b>
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF SELMA</b>	LEAD AGENCY EMAIL	DATE <b>10/16/2023</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E202310000286</b>	

PROJECT TITLE  
**NOI FOR ISMND 2023-1 HIGHLAND AND NEBRASKA MFR/CM**

PROJECT APPLICANT NAME <b>CITY OF SELMA</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS <b>1710 TUCKER STREET</b>	CITY <b>SELMA</b>	STATE <b>CA</b>
		ZIP CODE <b>93662</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

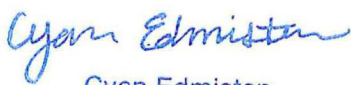
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other NOI		\$	<u>0.00</u>

PAYMENT METHOD:

Cash    
  Credit    
  Check    
  Other

TOTAL RECEIVED \$ 0.00

SIGNATURE  <b>X</b>  <b>Cyan Edmisten</b>	AGENCY OF FILING PRINTED NAME AND TITLE  <b>Cyan Edmisten Deputy Clerk</b>
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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE  
DECLARATION 2023-1

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Selma is circulating Initial Study/Mitigated Negative Declaration (MND) 2023-1 for public comment.

**Project/Location:** The proposed project is located in the City of Selma, California northeast of the intersection of Highland Avenue (State Route 43) and Nebraska Avenue (APN: 388-030-26).

**Project Description:** The project proposes to design and develop approximately 16 acres consisting of 144 multifamily dwelling units (R-3 zone) on approximately 10.57 acres, two commercial developments totaling 3.79 acres (C-3 zone), and 0.95 acres for a community park (OS zone). The multifamily development would be built-out into 2 phases. The 3.79-acre commercial development would be built-out based upon market demand. The current zone of the property is R-1-7. The proposed development includes a request to change the existing zone from R-1-7 to R-3 on approximately 10.57 acres, C-3 on 3.79 acres and OS on 0.95 acres.

The subject property is currently undeveloped. The property is bordered to the west by State Route 43 (Highland Avenue), to the north by a single-family residential development and Fig Street, to the east by the Eric White Elementary School and to the south by Nebraska Avenue. There is an existing open and closed irrigation canal that borders the westerly property line. Irrigation facilities exist adjacent to the northwest corner of the project site. An existing convenience store and restaurant are located adjacent to the south and west of the subject property.

**Document Availability:** The Initial Study/MND will be available for review at the following locations beginning on Monday, October 16, 2023:

- City of Selma Community Development Department, 1710 Tucker Street, Selma, CA 93662
- City of Selma website:  
[https://www.cityofselma.com/departments/community\\_development/projects\\_and\\_studies.php#outer-45sub-49](https://www.cityofselma.com/departments/community_development/projects_and_studies.php#outer-45sub-49)

**Public Review Period:** The 30-day public review period for the Initial Study/MND is from October 16, 2023 to November 15, 2023.

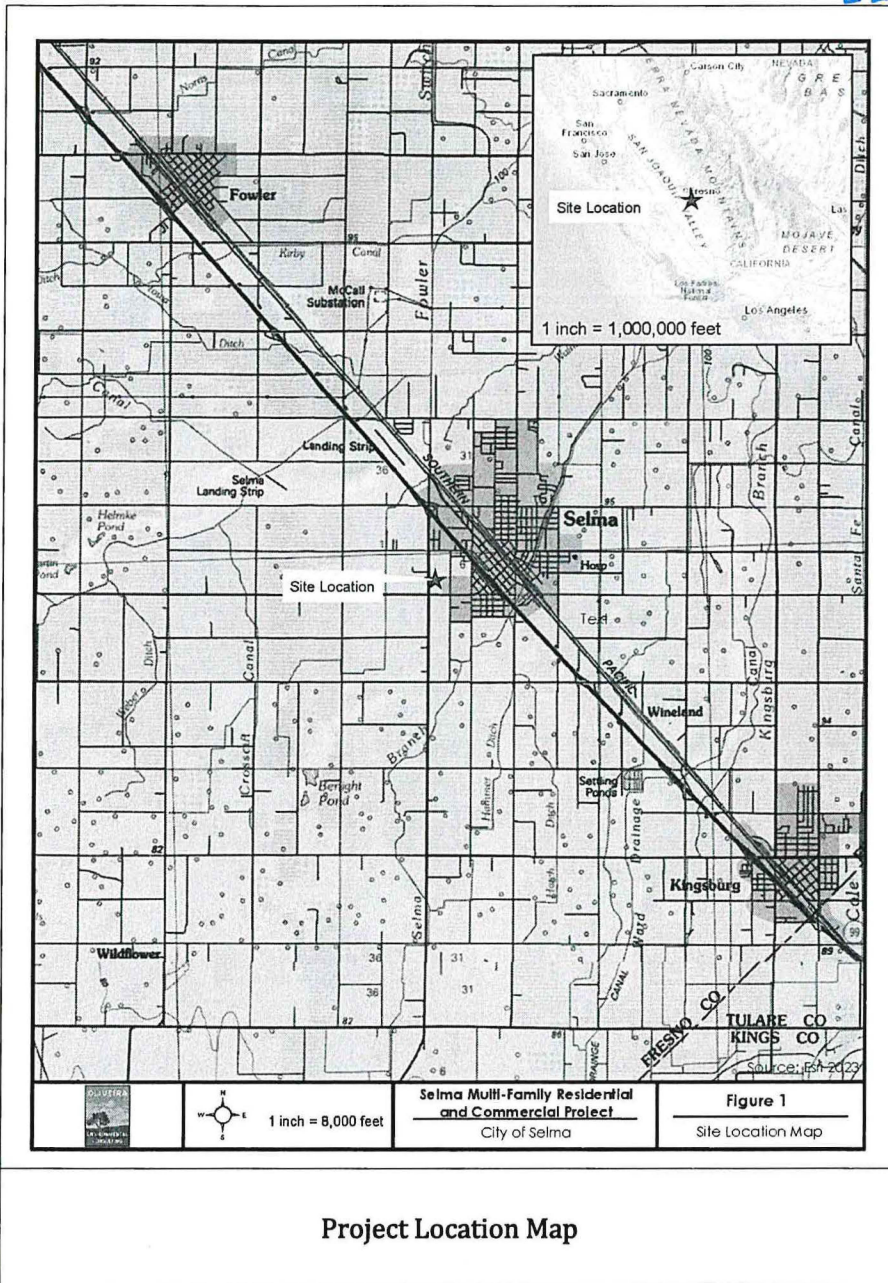
**Comments:** Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, November 15, 2023. Written comments may be sent to: Trevor Stearns, City Planner, City of Selma, 1710 Tucker Street, Selma, CA 93662. Comments may also be sent by e-mail to [planningdept@cityofselma.com](mailto:planningdept@cityofselma.com).

**Project Impacts:** Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration (MND 2023-1) has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to a less than significant level. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

**Public Hearing:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

*Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Lupe Macia al 559.891.2209.*

FILED  
OCT 16 2023 TIME 12:06  
By Cyan Edmister FRESNO COUNTY CLERK  
DEPUTY



Project Location Map