

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024070105

Project Title: Selma Casitas Project

Lead Agency: City of Selma

Contact Name: Kamara Biawogi

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Project Location: Selma

Fresno

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Project consists of the annexation of 75.3 acres into the City of Selma. A horizontal mixed-use residential and commercial development project is proposed on the northern 39.1 acres of the annexation area. No development is proposed for the remaining 36.2 acres. A total of 600 apartment units are planned for the Project and approximately 40,000 square feet of retail and food service uses, and a 100-key hotel are anticipated in the commercial area. A Vesting Tentative Subdivision/Tract Map is also proposed that would create 17 individual lots and 3 outlots for building pads, parking lots, apartment sites, the public park and privately maintained roads within the development. The proposed subdivision lots range in size from 0.10 acres to 4.85 acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts requiring mitigation include:

Aesthetics- City will require a lighting plan to reduce potential impacts resulting from light and glare.

Air Quality- the City encourages operational zero VOC usage, will require demonstration of outdoor electrical outlets, and a Transportation Demand Management Program shall be submitted to the City prior to issuance of building permits.

Biology - protect nesting birds with preconstruction surveys

Cultural - workers shall be educated to recognize undiscovered cultural resources and construction shall stop if discovered.

Geology- if paleontological resources are discovered, construction shall stop.

Hazards- soil sampling shall be conducted to look for OCPs in the soil.

Noise- a sound wall shall be constructed around parts of the project and truck usage shall be limited to daytime hours around residential uses.

Traffic- the project applicant shall pay for its fair share contribution to roadway improvements and shall implement VMT measures already included in the project design.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Controversy known to the Lead Agency:

No known areas of controversy are known regarding this project.

Provide a list of the responsible or trustee agencies for the project.

CalTrans
Water Quality Control Board
San Joaquin Valley Air Pollution Control District
California Department of Fish & Wildlife
Central Valley Flood Protection Board
Department of Conservation
Fresno County LAFCo