

**NOTICE OF AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT  
REPORT FOR THE  
PROPOSED SELMA CASITAS PROJECT**

**Notice is Hereby Given:** The City of Selma (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number: 2024070105) in accordance with the California Environmental Quality Act (CEQA) for the proposed Project identified below. The Draft EIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed Project are contained in the Draft EIR. As described in the Draft EIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of Transportation (project and cumulative level). The Draft EIR follows a Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from July 3, 2024 to August 2, 2024.

**Project Title:** Draft Environmental Impact Report (DEIR) for Selma Casitas Project

**Project Location:** The proposed Project is located adjacent to the western City of Selma limits in Fresno County and is located west of Highland Avenue, north of Rose Avenue and south of E. Floral Avenue. The total site consists of APNs 385-260-33, 385-230-16, -38 and -39. However the proposed development site will occur on APN 385-230-33 and is approximately 39.1 acres. No development is proposed for the remaining 36.2 acres to be annexed.

**Project Description Summary:** The proposed Project consists of the annexation of approximately 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.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from May 23, 2025 to July 7, 2025. Copies of the EIR are on file at City Hall at 1710 Tucker Street, Selma, CA 93662 and copies can be obtained by request to Kamara Biawogi, whose contact information is given below.

**Submitting Comments:** Comments on the Draft EIR are invited from all interested parties. Written comments or questions concerning the Draft EIR for the proposed Project should be directed to the individual listed below by 5:00 p.m. on July 7, 2025. Please include the commenter's full name and address. Please submit comments to

Kamara Biawogi, City Planner; 1710 Tucker Street, Selma, CA 93662; Email: [kamarab@cityofselma.com](mailto:kamarab@cityofselma.com).

**Public Hearings:** Following the 45-day public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

The City of Selma appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Selma Casitas Project.