

RESOLUTION NO. 2025-135R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING
CEQA FINDINGS OF FACT, ADOPTING A STATEMENT OF OVERRIDING
CONSIDERATIONS, ADOPTING THE MITIGATION MONITORING AND
REPORTING PROGRAM (MMRP), APPROVING A GENERAL PLAN
AMENDMENT, PRE-ZONE/RE-ZONE, SITE PLAN REVIEW, AND VESTING
TENTATIVE SUBDIVISION MAP FOR THE SELMA CASITAS PROJECT
(APPLICATION NO. 2022-0030) THEREOF**

WHEREAS, River Park Properties II ("Applicant") filed Application No. 2022-0030 requesting approval of the Selma Casitas Project, consisting of 600 multifamily units, approximately 40,000 square feet of commercial space, a 100-key hotel, a public park, a Vesting Tentative Subdivision Map creating 17 lots and 3 outlots, and associated site development approvals; and

WHEREAS, a Final Environmental Impact Report ("Final EIR") for the Selma Casitas Project was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, evaluating potential environmental impacts, identifying mitigation measures, analyzing project alternatives, and disclosing significant and unavoidable impacts; and

WHEREAS, the Planning Commission held a duly noticed public hearing but, due to a divided vote (3-2-1-1), did not forward a formal recommendation to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on December 16, 2025, received public input, reviewed the EIR and all associated documents, and is the final decision-making body for certification of the EIR and consideration of project approvals; and

WHEREAS, the EIR identifies significant and unavoidable environmental impacts related to Air Quality, Greenhouse Gas Emissions, and Cumulative Transportation/Vehicle Miles Traveled, requiring adoption of a Statement of Overriding Considerations in order to approve the project; and

WHEREAS, the City Council has independently reviewed and considered the Final EIR, proposed Findings of Fact, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibits A, B, and C.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELMA DOES
HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. Certification of the Final EIR

The City Council hereby certifies that:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the City Council and the Council reviewed and considered it prior to acting.
3. The Final EIR reflects the City's independent judgment.

SECTION 2. Adoption of CEQA Findings

The City Council adopts the Findings of Fact attached as Exhibit A, including findings related to significant and unavoidable impacts.

SECTION 3. Adoption of Statement of Overriding Considerations

The City Council finds that the project's economic, social, community, and housing benefits outweigh its significant and unavoidable impacts and adopts the Statement of Overriding Considerations attached as Exhibit B

SECTION 4. Adoption of MMRP

The City Council adopts the Mitigation Monitoring and Reporting Program (Exhibit C) and directs staff to implement and enforce all required mitigation measures.

SECTION 5. Action on Project Entitlements

Based on the certified EIR and the Findings of Fact, the City Council hereby takes the following action:

- General Plan Amendment: APPROVED
- Pre-Zone/Re-Zone: APPROVED
- Vesting Tentative Subdivision Map: APPROVED
- Site Plan Review: APPROVED
-

SECTION 6. Effective Date

This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Selma on this 16th day of December 2025, by the following vote:

AYES: 5 - Council Members Guerra, Ocegüera, Trujillo, Avalos, Robertson

NOES:

ABSTAIN:

ABSENT:



Scott Robertson
Mayor

ATTEST:



Sara M. Carlson
City Clerk