

PROJECT TITLE

Josan Development

LEAD AGENCY NAME AND ADDRESS

City of Selma
1710 Tucker Street
Selma, CA 93662

CONTACT PERSON AND PHONE NUMBER

Kamara Biawogi, City Planner
City of Selma
1710 Tucker Street
Selma, CA 93662

PROJECT SPONSORS' NAMES AND ADDRESSES

Mr. Baldev S. Josan
Josan Development, LLC
12019 S. Highland Avenue
Selma, CA 93662

PROJECT LOCATION AND SETTING*PROJECT LOCATION*

The Project site is 130.76 acres located immediately southwest and northwest of the intersection of Nebraska Avenue and Highland Avenue (State Route [SR] 43) near the City of Selma in unincorporated Fresno County. The Project site is adjacent to the City of Selma's western city limits and within the City's Sphere of Influence (SOI). The Development Area includes Assessor's Parcel Numbers (APNs) 385-072-05, -06, and -07, while the area outside of the Development Area but within the Annexation Area includes APNs 385-042-22S, 385-042-23S, 385-042-20, 385-042-21, 385-042-24, 385-042-25, 385-042-26, 385-042-30S, and 385-072-02S. Figures 1 and 2 show the Project's regional location and vicinity. Figure 3 shows the APNs for the Project site.

PROJECT SITE DEFINED

The Project site includes two distinct planning boundaries defined below. The following terms are used throughout this Initial Study to describe the planning boundaries within the Project site:

- **Project Site (or Annexation Area)** – totals 130.76 acres and includes the whole of the Project, including the proposed 35.97-acre Development Area, and 94.79 acres of land to the north and west (which would not be developed as part of the proposed Project).
- **Development Area** – includes 35.97-acres parcel that is intended for the development of the proposed uses.

SITE TOPOGRAPHY

The Project site is relatively flat and ranges in elevation from approximately 294 feet to 309 feet above mean sea level.

EXISTING SITE USES

The Development Area is predominantly comprised of agricultural uses (row crops) and associated agricultural irrigation ditches. The northeast corner of the Development Area is developed with an existing eight-pump ARCO gas station, a 2,400 square foot (SF) AM/PM convenience store, a vacant commercial building, a building foundation with three abandoned silos, and parking and circulation improvements associated with the gas station, convenience store, and vacant commercial building. South of the AM/PM, there is a smaller used car lot and U-Haul van and truck rental lot that has an access point along Highway 43.

The area outside of the Development Area but within the Annexation Area is predominantly comprised of agricultural uses (row crops and orchards) and associated agricultural irrigation ditches. Approximately eight rural residential buildings, some with out-buildings/support-structures and sheds, are located along Nebraska Avenue.

Figure 4 shows aerial imagery of the current existing site use within the Project site.

EXISTING SURROUNDING USES

The Development Area is bounded on the north by E. Nebraska Avenue, on the east by S. Highland Avenue, and on the south and west by agricultural land, and on the west by vacant land.

Land uses within the surrounding area include the following:

- North – E. Nebraska Avenue is adjacent north of the Development Area with undeveloped land and two residences opposite the roadway (within the Annexation Area). Further north of the Annexation Area is the Sikh Center of the Pacific Coast, agricultural uses (row crops and orchards), and vacant land. Land to the north is currently designated for Medium Low Density Residential, Medium Density Residential, Park/Open Space, and Regional Commercial land uses (according to the City of Selma General Plan Land Use Map).
- East – S. Highland Avenue is adjacent east of the site with undeveloped land, single-family residences, Super Drive Inn, 76 gas station, and row crops opposite the roadway. According to the City of Selma General Plan Land Use Map, land to the east is currently designated for Medium Low Density Residential, High Density Residential, Public Facilities, Park/Open Space, Highway Commercial, and Neighborhood Commercial land uses.
- South – Row crops, orchards, and other agricultural uses with associated support structures, vacant land, and three residences are located south. According to the City of Selma General Plan Land Use Map, land to the south is currently designated for Low Density Residential and Medium Density Residential land uses.
- West – Row crops, associated support structures, and a residence are located west of the site. According to the City of Selma General Plan Land Use Map, land to the west is

currently designated for Low Density Residential, Medium Density Residential, and Park/Open Spaces land uses.

EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project site is currently located within Fresno County. The Project site is adjacent west of the Selma city limits and within the City's SOI.

GENERAL PLAN LAND USE DESIGNATIONS

The Selma General Plan Land Use Map (Figure 5) designates the entire Development Area as Low Density Residential (LD) and Park/Open Space (OS). The land outside of the Development Area but within the Annexation Area is designated as LD, Medium Low Density Residential (MLD), Medium Density Residential (MD), and Regional Commercial (RC). Below is a general description of the City-designated land uses within the Project site:

Low Density (LD) (1.0 to 4.0 dwelling units per gross acre): This category is characterized by larger lot sizes, ranging from a minimum of 12,000 square feet to a more typical 20,000 square feet. This designation allows for 1.0 to 4.0 dwelling units per gross acre. Typical zoning would be R-1-12. A planned unit development may be appropriate if accompanied by a recreational amenity such as a golf course, lake, or similar amenity. Estate sized lots and areas where horses could be kept may also be compatible in some areas.

Medium Low Density (MLD) (3.0 to 5.5 dwelling units per gross acre): This category allows for a transition of housing types between higher density development and conventional single-family developments. Typical zoning would be R-1-7 or R-1-9. This land use designation is representative of most existing single-family developments within the City.

Medium Density (MD) (4.5 to 9.0 dwelling units per gross acre): This category is characterized by small-lot, clustered development and low density multiple family developments would be acceptable in this designation. To accommodate these types of development, typical zoning would be R-2.

Regional Commercial (RC) (60% lot coverage): This category is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma. To fulfill the role as a regional commercial provider, such development must be close to major transportation links and contain sufficient area to provide adequate facilities and parking. Regional uses have anchor tenants with market areas generally covering at least a 15-mile radius such as larger durable good retail stores and vehicle sales.

Park/Open Space (OS): This designation is for a variety of active and passive public recreational facilities and for city-owned open space facilities. This includes natural open spaces and areas which have been designated as environmentally and ecologically

significant. Facilities such as those described above are not restricted to being located on lands designated Open Space/Park.

ZONING DESIGNATION

Per the Fresno County Zoning Map, the Development Area is currently zoned Extensive Agricultural (AE-20) and General Commercial (C6) (Figure 6). The land outside of the Development Area but within the Annexation Area is zoned AE-20. Below is a general description of County AE-20 and C6 zoning districts within the Project site:

Extensive Agricultural (AE-20): The AE zone is intended to protect agricultural land and provide for those uses which are necessary and an integral part of an agricultural operation. This zone is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses. The AE zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AE zone is consistent with the Agriculture, Irrigated Agriculture, and Westside/Eastside Rangeland land use designations of the General Plan.

General Commercial (C6): The C-6 zone is intended to provide for a wide range of uses allowed in the commercial zones which are not considered appropriate in the neighborhood, community, or central trading zones. Typical uses include repair, rental, sales, storage, and overnight lodging. The C-6 zone is consistent with the Service Commercial land use designation of the General Plan.

PROJECT DESCRIPTION

PROJECT OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and purpose of the proposed Project shall be discussed. The principal objective of the proposed Project is the approval and subsequent implementation of the Josan Development Project (the proposed Project). This includes the development of the Project site as a Master Plan with a mix of uses including: multi-family residential, commercial, retail, and hotel uses. More specifically, the Project objectives are as follows:

- Develop a mixed-use project that meets the unmet service needs of commercial/retail consumers in the southern portion of the City of Selma.
- Develop a project that will provide local employment opportunities and economic benefits to the community and City of Selma.
- Create a community identity for the Project through a unified application of architectural, landscaping, and signage standards.
- Create a pedestrian-friendly development that promotes pedestrian and bicycle connectivity to surrounding neighborhoods and surrounding uses to reduce regional vehicle miles traveled and greenhouse gas emissions.
- Create a development which will meet Landscape of Choice guiding principles.

The project objectives include a collection of goals and objectives, which clearly define the purpose of the Project. In developing the project objectives, it is notable that the City considered the Legislature's repeated determinations in recent years that California is facing a statewide housing crisis, and it is clearly within a city's exercise of its legislative discretion to facilitate the construction of new housing, which is defined by the Project Description after thorough evaluation of the development potential. Government Code section 65889.5, subdivision (a)(1)(A), states that "[t]he lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California." Subdivision (a)(1)(D) of that section adds that "[m]any local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects."

PROJECT SUMMARY

The proposed Project consists of 240 market-rate multi-family residential dwelling units (DU), and 124,864 square feet of various commercial uses. The commercial component consists of 2 fast food drive-thru restaurants (3,360 square feet [SF] and 3,250 SF), a 13,500 SF retail space, a 5,000 SF convenience store with gas station, a 57,124 SF hotel, a 21,000 SF banquet hall/restaurant, a 21,630 SF auto sales/service location, and a 3.0-acre ponding basin. Table 1 shows the gross land use summary for each proposed land use.

TABLE 1: GROSS MIXED-USE LAND USE SUMMARY – OVERALL PROJECT AREA

<i>PROPOSED USE</i>	<i>APPROXIMATE ACRES</i>	<i>RESIDENTIAL UNITS</i>	<i>COMMERCIAL SF</i>
Multi-Family Residential (North) (HDR)	6.1	144 DU	
Multi-Family Residential (South) (HDR)	5.8	96 DU	
Fast Food Drive-Thru (North)	0.8		3,360
Fast Food Drive-Thru (East)	0.8		3,250
Retail Space	1.5		13,500
Gas Station with Convenience Store	1.2		5,000
Hotel	2.9		57,124
Banquet Hall/Restaurant	2.1		21,000
Auto Sales/Service	6.3		21,630
Ponding Basin	3.0	--	--
ROW/Streets	5.82	--	--
TOTALS	36.42	240.0	124,864

SOURCE: THE TAYLOR GROUP ARCHITECTS.

The approximate phasing plan is as follows:

- Gas Station with Convenience Store: March 2026 to May 2026.
- Retail Space: March 2027 to May 2027.
- Fast Food Drive Thru (North and East): March 2028 to May 2028.
- Hotel: March 2029 to May 2029.

- Banquet Hall/Restaurant: March 2030 to May 2030.
- Multi-Family Residential (North and South): March 2031 to May 2031.
- Auto Sales/Service: March 2033 to May 2033.

PROPOSED GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

A General Plan Amendment would be required to change the land uses from LD and OS to High Density Residential (HD), Highway Commercial (HC), and Regional Commercial (RC).

As shown in Figure 7, the proposed HD land use would be located on the western half of the Project site and would include the ponding basin. The proposed HC land use would correspond with the fast-food restaurants, retail space, hotel, gas station with convenience store, and banquet and restaurant spaces. The proposed RC land use would correspond with the car dealership/service area. The land use designations for the land outside of the Development Area but within the Annexation Area would not change. Below is a general description of these proposed land uses:

High Density (HD): (19 to 24.0) dwelling units per gross acre). Notable apartment developments are provided within this designation. A new zone district, R-4, will be required to be developed in the zoning ordinance. R-4 zoning will have a minimum lot size of 30,000 square feet.

Regional Commercial (RC): 60% Lot Coverage. This designation is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma. To fulfill the role as a regional commercial provider, such development must be close to major transportation links and contain sufficient area to provide adequate facilities and parking. Regional uses have anchor tenants with market areas generally covering at least a 15-mile radius such as larger durable good retail stores and vehicle sales. Minimum lot size: 5 acres.

Highway Commercial (HC): 70% Lot Coverage. This designation includes several types of uses distinguishable because of their service orientation to the highway traveler. Uses include hotels and motels, restaurants, service stations, truck stops, and associated uses. Highway Commercial designations are limited to the areas surrounding the interchanges with Highway 99.

PROPOSED PRE-ZONING DESIGNATION

As part of the requested annexation into the City of Selma, the Fresno County Local Agency Formation Commission (LAFCo) would require the Project site to be pre-zoned in conjunction with the proposed annexation. The proposed pre-zoning for the Development Area would change the County AE-20 and C6 zoning to the R-1-7, R-1-9, R-2, R-4, R-C, and H-C zone districts. As shown in Figure 7, the underlying zoning designations for the Development Area will include R-4 (Multi-Family Residential), Highway Commercial (C-H), and Commercial Regional (C-R). The R-

4, C-H, and C-R zone districts are consistent with the HD, HC and RC land use designations of the City's General Plan.

For the land outside of the Development Area but within the Annexation Area, the proposed pre-zoning would be R-1-Medium Low or R-1-Estate Zones (R-1-7 or R-1-9), Medium High Density Zone (R-2), and C-R. These zone districts are consistent with LD, MLD, MD, and RC land use designations of the City's General Plan.

PROJECT CHARACTERISTICS

RESIDENTIAL

The 240 market-rate multi-family residential units would be split between a northwestern and a southwestern site. The northwestern multi-family site would include 144 DU within 5 residential buildings. The 5 buildings would be 3-stories. Additionally, 277 parking stalls would be provided on the northwestern site. A pool, spa, clubhouse building, and fitness building would also be provided within the northwestern site.

The southwestern multi-family site would include 96 DU within 12 residential buildings. The 12 multifamily buildings would be 2-stories. Additionally, 192 parking stalls would be provided on the southwestern site. A pool, spa, and community building would also be provided within the southwestern site.

The multi-family sites would provide landscaping, internal circulation, and trash enclosures throughout. The 240 multi-family residential units would include studios, and 1-, 2-, and 3-bedroom units.

The proposed General Plan Land Use for the residential component is High Density, with proposed zoning of Multi-Family Residential (R-4). The General Plan identifies the High Density ranging from 19.0 to 24.0 dwelling units per gross acre. This classification provides for higher intensity multiple family developments and typical zoning is R-4 with a minimum lot size of 10,000 square feet. With 240 units over approximately 11.9 acres, the proposed residential density would be 20.2 DU/acre.

FAST FOOD DRIVE-THRU RESTAURANTS

The Project would include 2 fast food restaurants with drive-thru aisles. The northern restaurant would be 3,360 SF and the southeastern restaurant would be 3,250 SF. Both restaurants would be single-story and would provide parking and trash enclosures.

RETAIL SPACE

A 13,500 SF retail space would be provided east of the northern fast-food restaurant. The retail space would be single-story and would include patio space. Additionally, the retail space would include parking and trash enclosures. Tenants of the retail space are not currently known.

GAS STATION WITH CONVENIENCE STORE

The existing ARCO AM/PM convenience store would be remodeled and the existing gas station area would be expanded. The convenience store would increase from 2,400 SF to 5,000 SF and the gas station would be expanded from 4 fuel dispensers to 10 fuel dispensers. The convenience store would be single-story. A gas station fuel island containing 10 fuel dispensers would be provided east of the convenience store.

Additionally, the gas station and convenience store would include parking and trash enclosures.

HOTEL

A 57,124 SF hotel would be located central to the site, northeast of the proposed roundabout. The hotel would be 4-stories with 103 rooms for guests. The proposed hotel, which would also include alcohol sales, would have a multi-media/meeting room component area for guest use. Additionally, the hotel would include parking and trash enclosures. The hotel would have typical hotel amenities for guests including a pool and gym .

BANQUET HALL/RESTAURANT

A 12,000 SF banquet hall and a separate, adjacent 6,000 SF restaurant would be provided south of the proposed gas station and convenience store. The banquet hall area would include a building with 12,000 SF of banquet space on the first floor and 3,000 SF of office space on the second floor. A separate 6,000 SF building with a restaurant, would be located east of the proposed hotel. The restaurant would also provide 1,100 SF of outdoor dining space. The proposed banquet hall and restaurant would include the sale of alcohol. The banquet hall would have the capability of holding banquets of 700 people. Said banquet hall will have a kitchen or alternatively food services may be catered. The banquet hall will be built so that unrelated groups could simultaneously use the facility. It is estimated the banquet hall will be used an average of 15 times per month with an occupancy of 100 people or less and twice a month with over 100 people for various events, functions, and parties.

These two buildings would be single-story. Additionally, the banquet hall with restaurant would include parking and trash enclosures.

AUTO SALES/SERVICE

A 21,630 SF car dealership, showroom, and vehicle service center would be in the southern portion of the site. This building would be 2-stories. A sales lot with outdoor lighting would surround the dealership to the north and east. Customer and employee parking would be provided surrounding the dealership building and would including lighting. Additionally, the auto sales/service would include parking and trash enclosure.

CIRCULATION

A north-south roadway with centrally-located roundabout would be provided in the center of the site. An east-west roadway would connect the roundabout with S. Highland Avenue. Access driveways to the various proposed uses would be provided off these two main roadways. Additionally, at the terminus of the southern end of the north-south roadway, the roadway would

turn to the east to meet S. Highland Avenue in the southeastern corner of the site. Should future development adjacent south of the site (as allowed by the City's land use plan) be developed, the roadway would connect to the future development to the south.

Site access would be provided from E. Nebraska Avenue and S. Highland Avenue. Two main site entries would be provided: one along E. Nebraska Avenue at the proposed north-south roadway and one along S. Highland Avenue at the proposed east-west roadway. A gated entry would also be provided in the northwestern corner of the site along E. Nebraska Avenue for the multi-family residential uses. Additionally, three secondary right-turn in and right-turn out access points would be provided in the northeastern portion of the site along E. Nebraska Avenue for the proposed fast food restaurant and retail space. Further, three secondary right-turn in and right-turn out access points would be provided along the eastern boundary of site along S. Highland Avenue for the proposed banquet and restaurant, fast food restaurant, and car dealership.

The Project will include full frontage improvements along E. Nebraska Avenue and S. Highland Avenue. Sidewalks and bike lanes will be incorporated into the Project in accordance with City of Selma directives. All improvements will be to City of Selma and the California Department of Transportation (Caltrans) standards.

It is noted that SR 43/S. Highland Avenue is designated as an expressway in the Caltrans Corridor Plan. The applicant has requested a deviation from the Caltrans Highway Design Manual to allow a midpoint northbound left-turn on to the project site, as well as the two additional access points off S. Highland Avenue. The deviation would require preparation and review of a Design Standard Decision Document (DSDD), which is subject to Caltrans approval.

UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of on-site infrastructure improvements would be required to accommodate build out of the Project site, as described below.

Potable Water System

Water supply will be provided by the City's water service provider, Cal Water. The Project would extend offsite potable water conveyance infrastructure to the Project site from E. Nebraska Avenue and S. Highland Avenue. Water distribution will be by an underground distribution system designed and constructed per the Cal Water and City of Selma standards and specifications.

Wastewater System

Wastewater service will be provided by the City's wastewater service provider, Selma-Kingsburg-Fowler County Sanitation District (SKF CSD). The Project would extend offsite wastewater conveyance infrastructure to the Project site from E. Nebraska Avenue and S. Highland Avenue. Wastewater distribution will be by an underground distribution system designed and constructed per the SKF CSD and City of Selma standards and specifications.

Stormwater System

An approximately 3.0-acre ponding basin would be provided in the southwestern corner of the site. The remaining storm drainage infrastructure would consist of an engineered network of inlets, storm drainage pipes, maintenance holes, and storm water quality treatment systems/devices. All drainage collection and conveyance infrastructure would be sized and constructed according to adopted City of Selma storm drainage hydrologic and hydraulic design criteria, design standards, and specifications. Onsite stormwater runoff would be directed into an underground pipe system which would collect the runoff and direct it to the ponding basin.

The proposed Project would incorporate site design measures, landscape features, and approved engineered treatment facilities (bioretention facilities) for water quality treatment that minimizes imperviousness, retains, or detains stormwater, and slows runoff rates, and reduces pollutants in post-development runoff.

Regulated Public Utilities

Electrical, gas, phone, cable, and related internet services would be extended to all portions of the Project site from existing facilities located along S. Highland Avenue and E. Nebraska Avenue, or other utility systems in the Project vicinity. Utility improvements would be installed in conjunction with planned street improvements.

TENTATIVE SUBDIVISION MAPS

In accordance with the State Subdivision Map Act, a Tentative Subdivision Map to allow for the creation of seven commercial lots and two residential lots would be provided. The proposed subdivision will illustrate easements of record and those that are proposed to implement the Project. Approval of said tentative map will be conditioned to identify, among other things, street dedications, easements and other details as may be required by the City.

SPECIAL LAND USE PERMITS

As part of the Project, a Conditional Use Permit (CUP) is required to allow for the expansion of the existing gas station from 4 fuel dispensers to 10 fuel dispensers (20 total fueling locations). Additionally, a CUP is required for the Hotel (and alcohol sales), Drive-Through/Fast Food establishment, and Gas Station per the C-H zone district. Annexation

The proposed Project includes a request for annexation of 12 APN's, totaling approximately 130.76 acres, into the City of Selma. The annexation of the Project site will occur in consultation with City of Selma staff, Fresno County, and the Fresno County LAFCo. As noted above, properties immediately to the north of the subject site will also be pre-zoned in anticipation of those properties being annexed into the City of Selma.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Selma will be the Lead Agency for the proposed Project pursuant to the CEQA Guidelines, Section 15050. Actions that would be required from the City include, but are not limited to, the following:

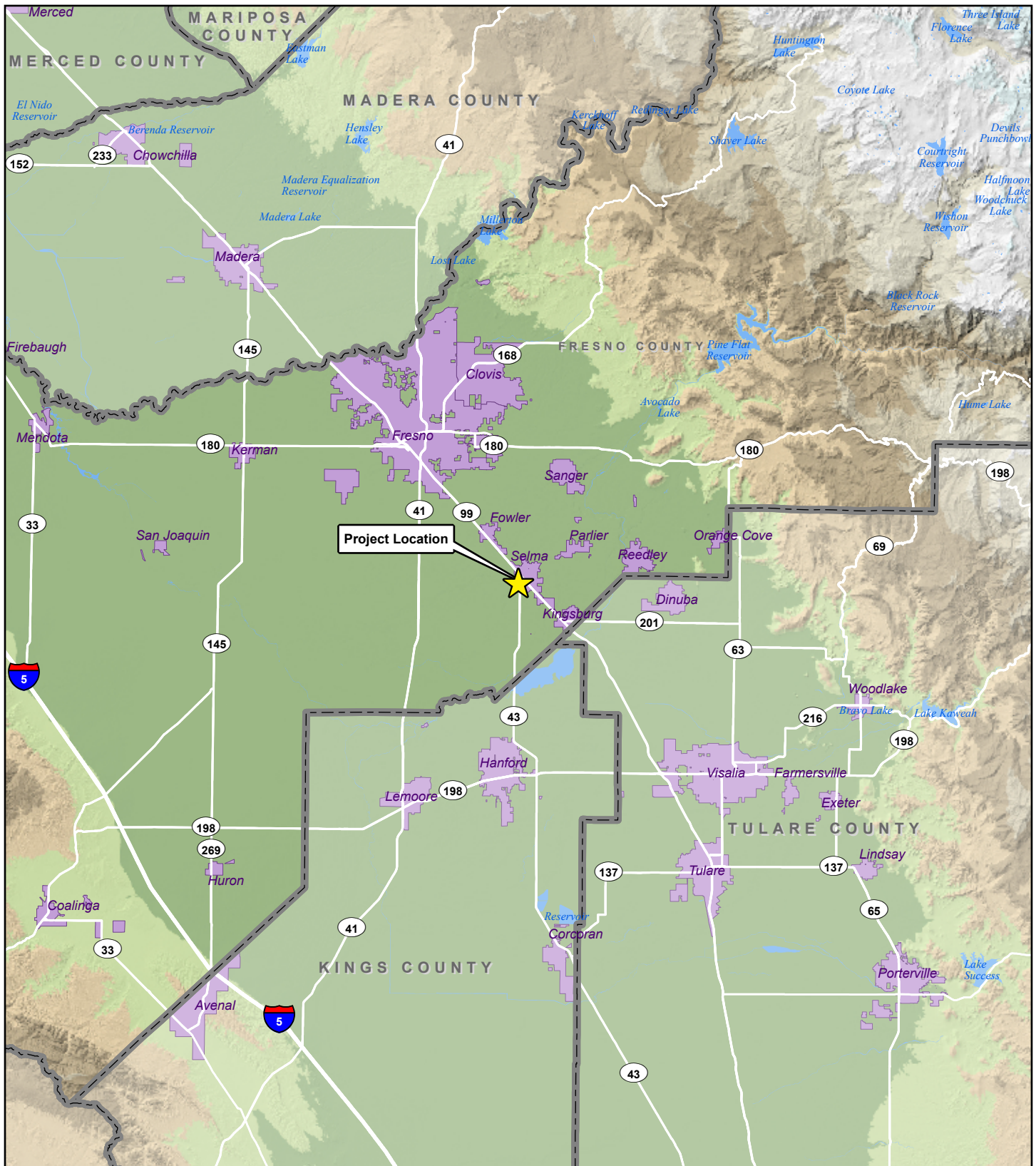
- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of General Plan Amendment from LD and OS to HDR, HC and RC.
- Amendment of the Circulation Element to align the State Highway 43 planned alignment to match DeWolf Avenue and Nebraska Avenue.
- Approval of City of Selma pre-zoning to R-4, Highway Commercial and Regional Commercial;
- Approval of Tentative Subdivision Map;
- Approval of CUP for the Hotel (and alcohol sales), Drive-Through/Fast Food establishment, and Gas Station per the C-H zone district;
- Approval of Annexation and Authorization to submit Annexation request to Fresno County LAFCo;
- Approval of future Final Map;
- Approval of future Improvement Plan;
- Approval of future Grading Plan;
- Approval of future Building Permit;
- Issuance of future Encroachment Permits by the City,
- City review and approval of Project improvement plans.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, ETC.)



The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) approval pursuant to the Clean Water Act;
- Fresno LAFCo – Annexation;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits;
- SJVAPCD – Authority to Construct, Permit to Operate for stationary sources of air pollution.
- Caltrans' Encroachment Permit
- SKF Connection Permit
- Department of Alcohol Beverage and Control – Liquor License
- Fresno County Environmental Health – Food Permit

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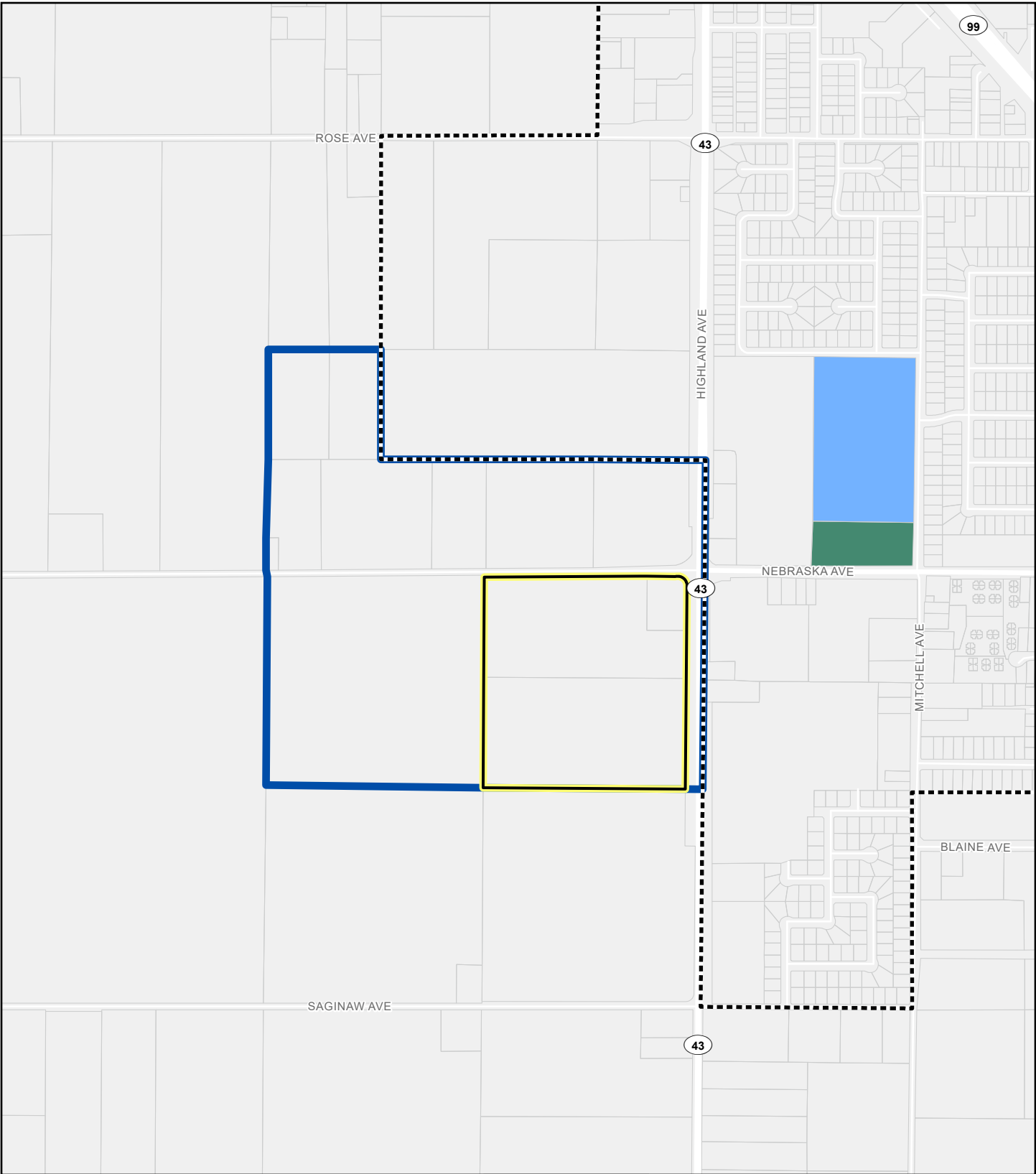
-  California Counties
-  Incorporated Area



Josan Development Project

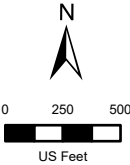
Figure 1. Regional Location

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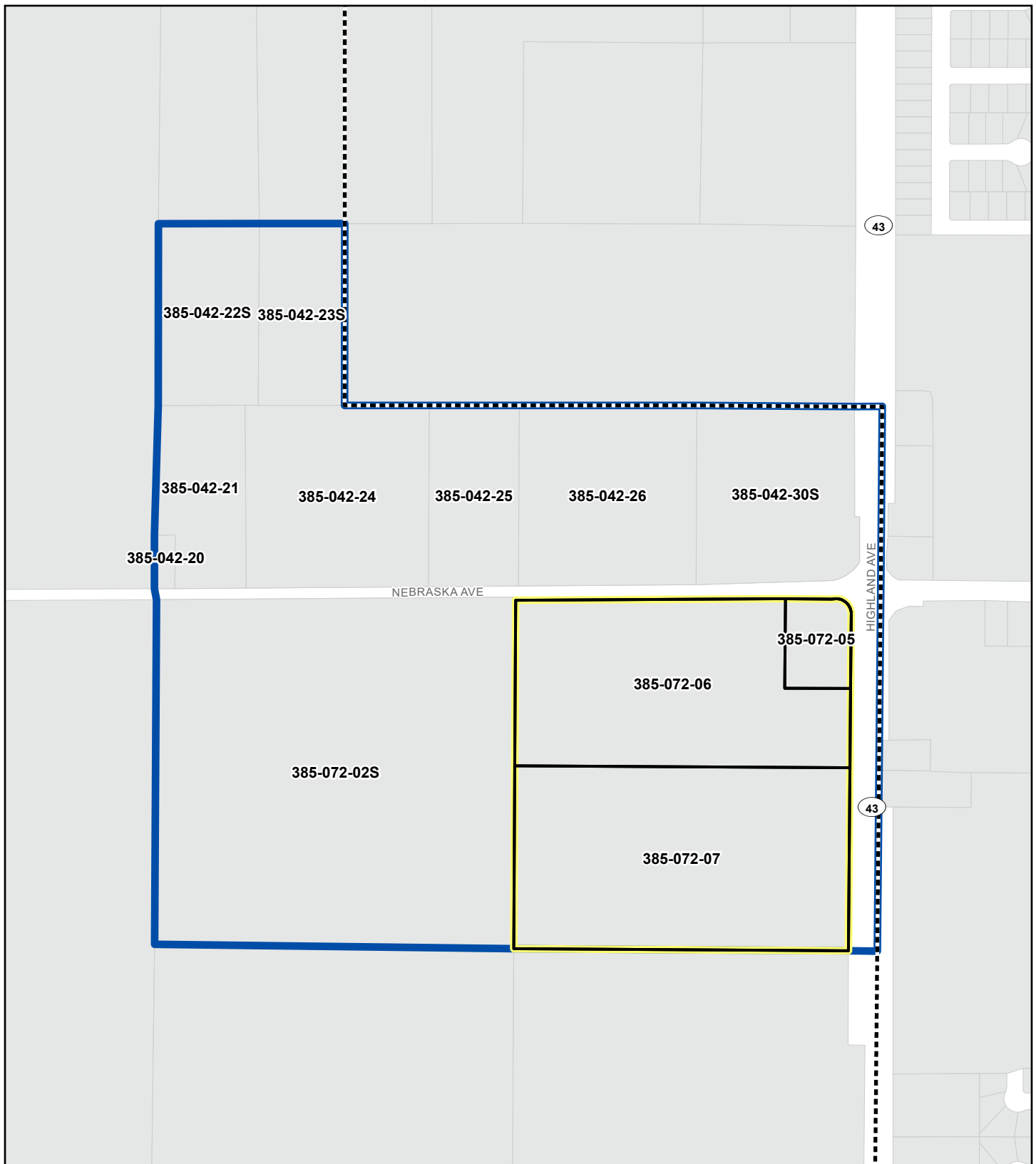
-  Development Area
-  Eric White Elementary School
-  Annexation Area
-  Peter Ringo Park
-  Selma City Limits



Josan Development Project
Figure 2. Project Vicinity

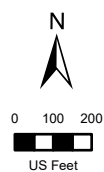
Sources: Fresno County GIS. Map date: June 20, 2024.

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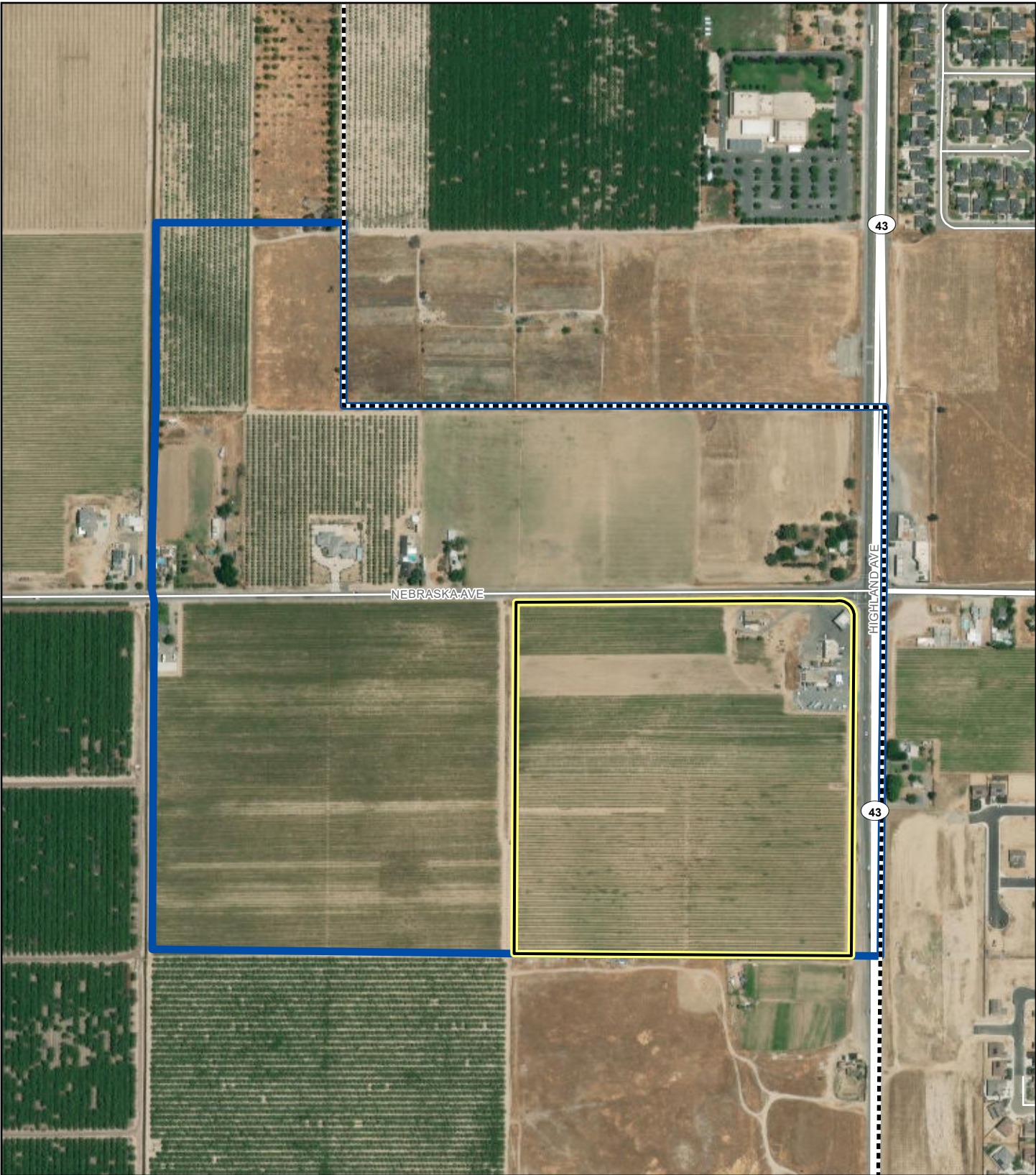
- Project Parcels
- Development Area
- Annexation Area
- Selma City Limits



Josan Development Project

Figure 3. APNs

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LEGEND

-  Development Area
-  Annexation Area
-  Selma City Limits

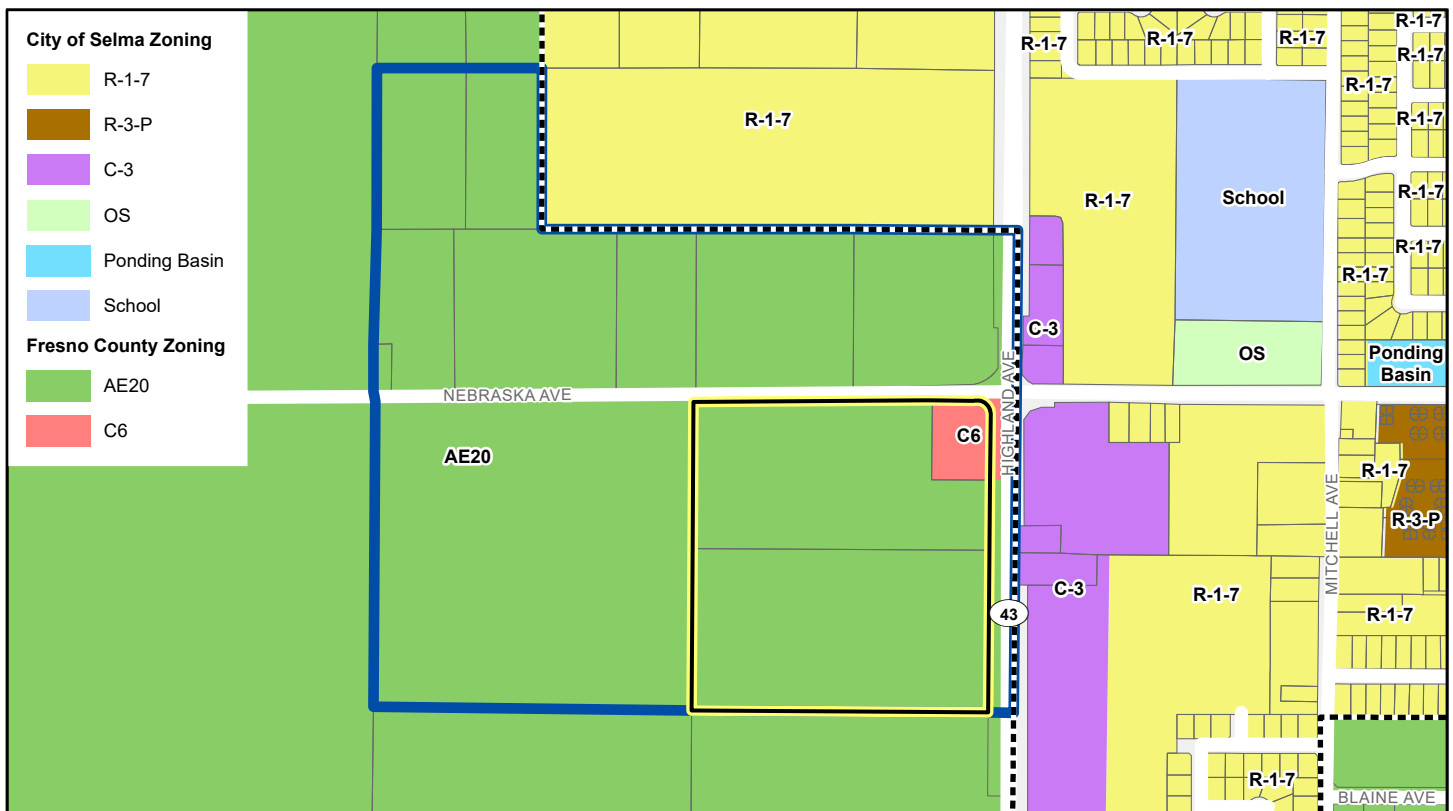
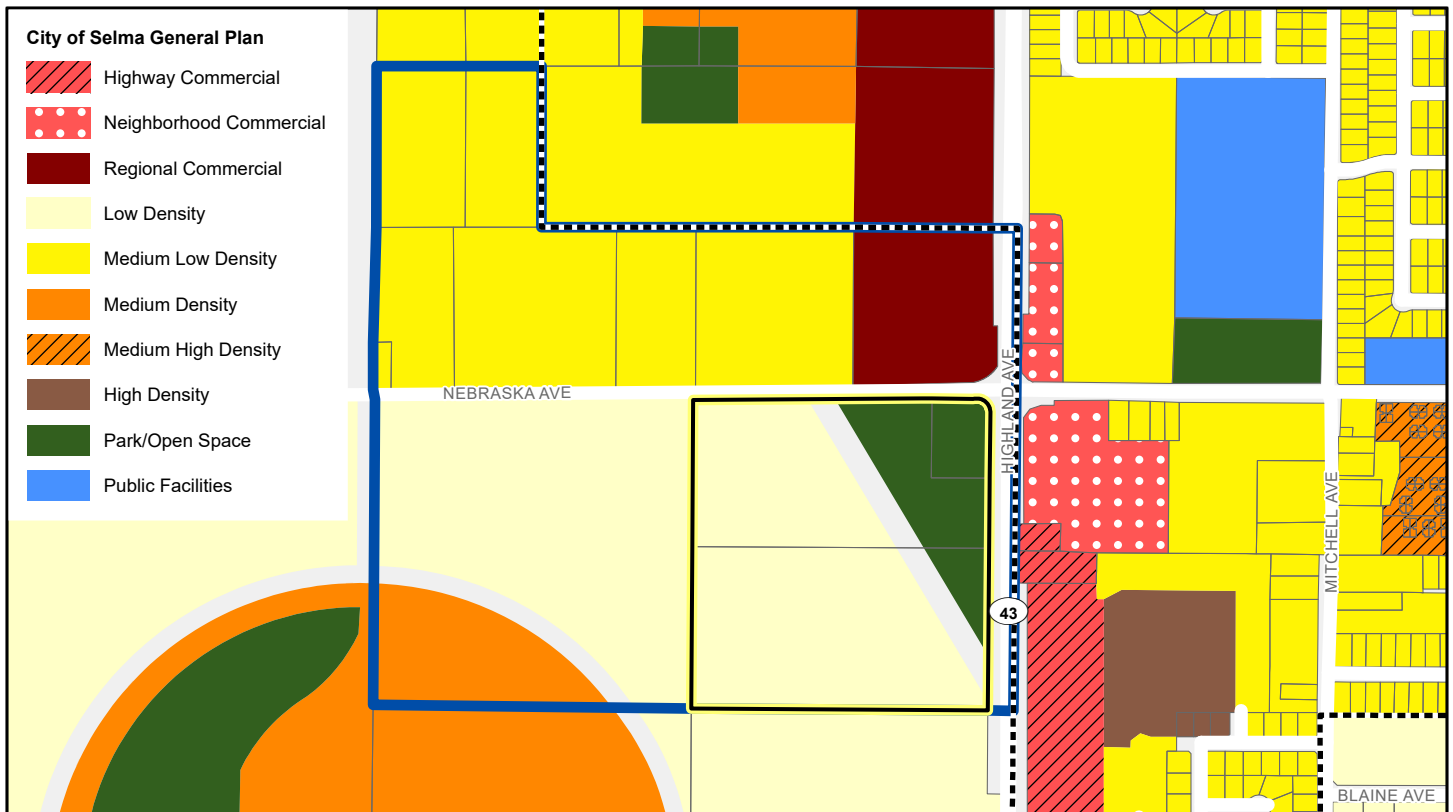


Josan Development Project

Figure 4. Aerial View

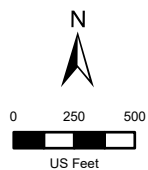
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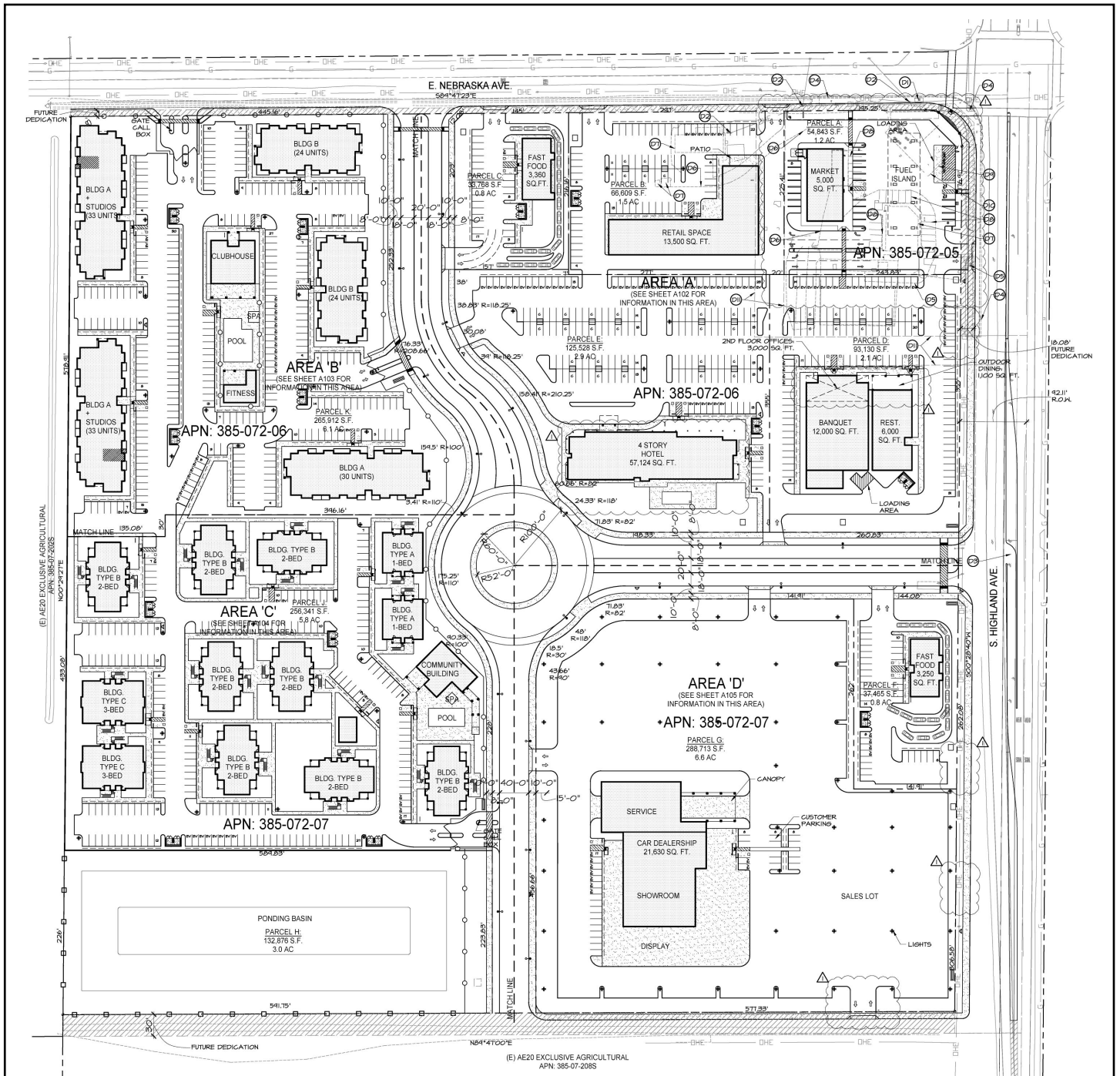
- Development Area
- Annexation Area
- Selma City Limits



Josan Development Project

Figure 5. Existing General Plan and Zoning

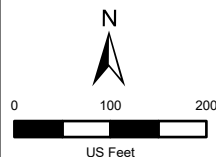
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- KEY NOTES:**
- D1. (E) STORM DRAIN TO BE REMOVED OR ABANDONED; SEE CIVIL
 - D2. (E) OVERHEAD TELEPHONE LINE AND POLES TO BE REMOVED OR UNDERGROUNDED
 - D3. REMOVE (E) MEDIAN AS REQUIRED TO CONSTRUCT (N) LEFT TURN LANE; SEE CIVIL
 - D4. REMOVE (E) CURB, GUTTER, SIDEWALK AND CURB RAMP
 - D5. REMOVE (E) FIRE HYDRANT
 - D6. REMOVE (E) ASPHALT PAVEMENT
 - D7. REMOVE (E) BUILDING
 - D8. REMOVE (E) PARKING STALLS
 - D9. REMOVE CANOPY OR ROOF OVERHANG
 - D10. REMOVE (E) FUEL DISPENSERS
 - D11. (E) EASEMENT TO BE ABANDONED; SEE CIVIL

LEGEND

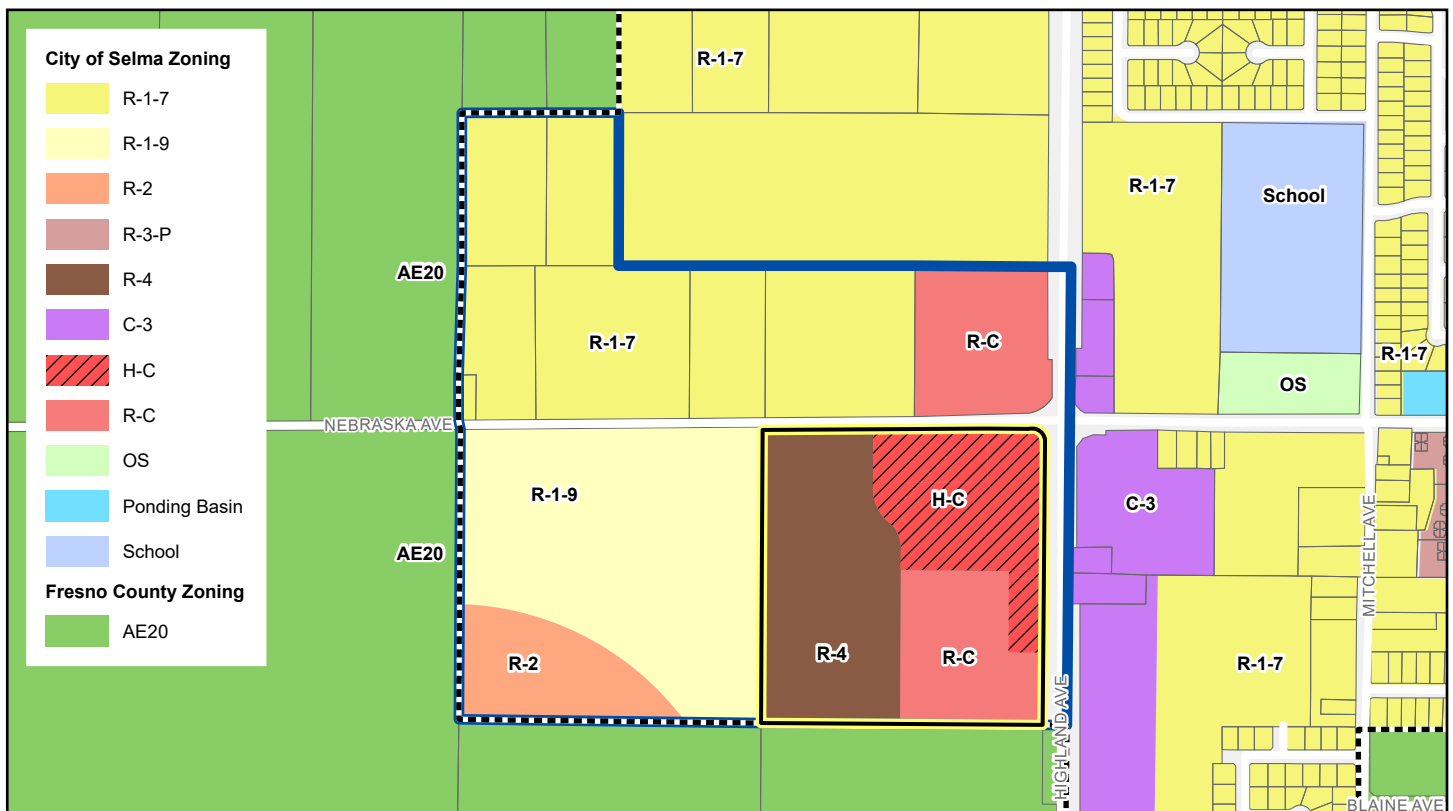
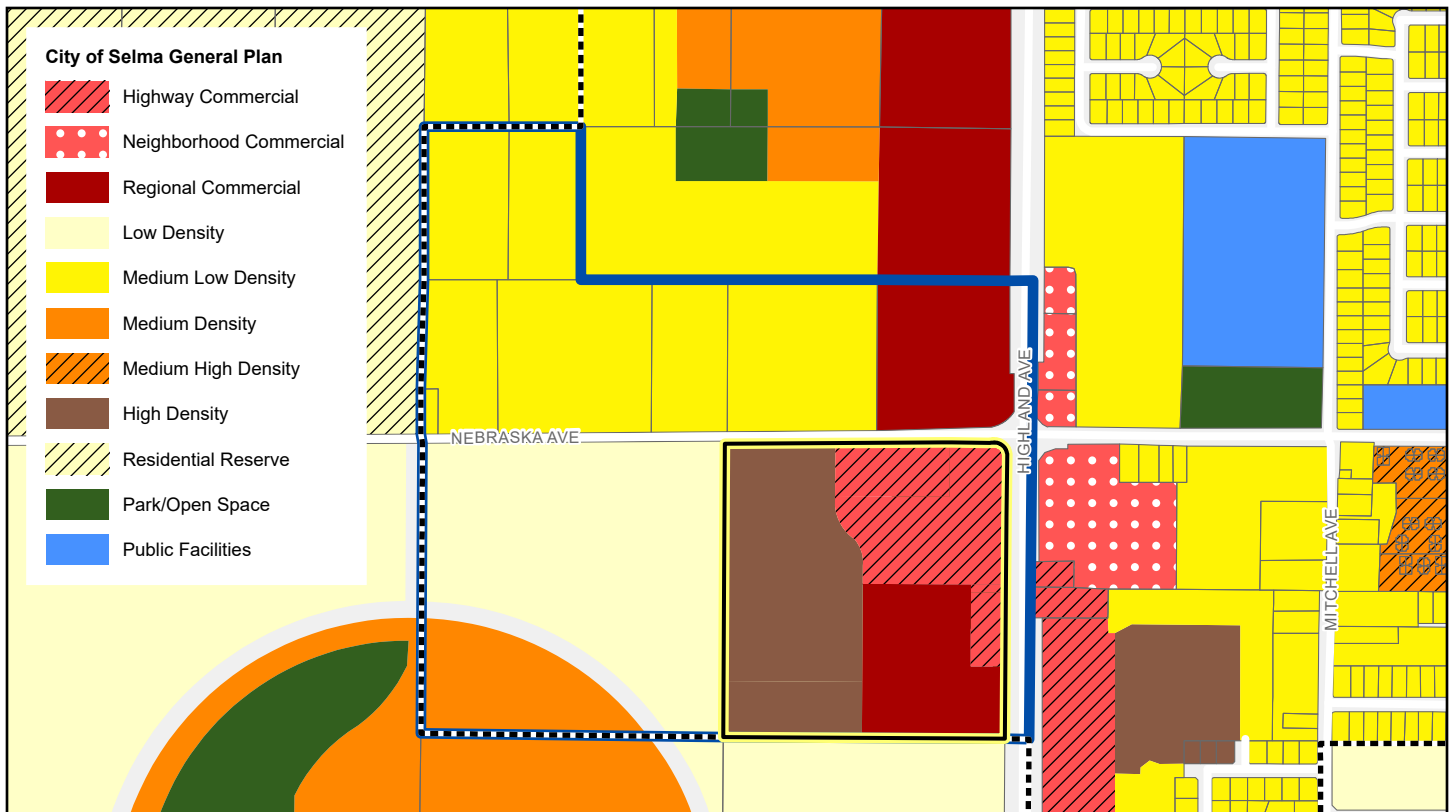
- — — — — PROPERTY LINE
- — — — — CENTERLINE
- — — — — EASEMENT BOUNDARY
- — — — — BUMPER OVERHANG
- — — — — EXISTING ELEMENT TO BE DEMOLISHED
- ⊕ SITE LIGHTING FIXTURE
- ⊙ (E) FIRE HYDRANT
- ⊙ (E) UTILITY POLE
- ⊙ (N) FIRE HYDRANT



Josan Development Project

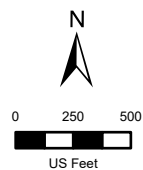
Figure 6. Site Plan

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LEGEND

- Development Area
- Selma City Limits
- Annexation Area



Josan Development Project

Figure 7. Proposed General Plan and Zoning

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