

Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Date: February 12, 2025

Subject: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Josan Development Project

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: Kamara Biawogi, MPA, City Planner
City of Selma
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Notice of Preparation: This is to notify public agencies and the general public that the City of Selma, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Josan Development Project. The City of Selma is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Selma when considering applicable permits, or other approvals for the proposed Project.

Comment Period: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, March 13, 2025.

Comments/Input: Please send your comments/input (including the name for a contact person in your agency) to: Attn: Kamara Biawogi, MPA, City Planner, at the City of Selma, 1710 Tucker Street, Selma, CA 93662, or via email at KamaraB@cityofselma.com.

Scoping Meeting: The City of Selma will hold a scoping meeting at 3:00 p.m. on March 12, 2025 to solicit input and comments from public agencies and the general public on the proposed Project and scope of the EIR. The meeting will be held at the City of Selma City Hall Council Chambers, 1710 Tucker Street, Selma, CA 93662.

The following pages provide a summary of the Project Location, Project Setting, Project Objectives, and Project Characteristics and Description. A more detailed discussion of the project, along with the figures, is attached to this NOP and can also be found at the City's website at: https://www.cityofselma.com/departments/community_development/projects_and_studies.php#outer-45. If you have any questions regarding the scoping meeting, contact Kamara Biawogi at (559) 891-2200 or via email at: KamaraB@cityofselma.com.

Areas of Potential Impacts: All environmental topics identified in Appendix G of the State CEQA Guidelines require analysis within an EIR. The Draft EIR will examine the following: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, Wildfire, Cumulative Impacts, and Growth-Inducing Impacts.

Initial Study: An Initial Study has not been prepared for this Project. All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed in the EIR.

Date: _____

Signature: _____

Name/Title: _____

Phone/Email: _____

Project Title: Josan Development Project

1. 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.

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.

2. Project Setting

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.

General Plan Land Use Designations and Zoning: 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). 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.

3. Project Goals and 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.

4. Project Description

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.

Proposed General Plan Land Use and Zoning: 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.

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 include 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 identity, 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.

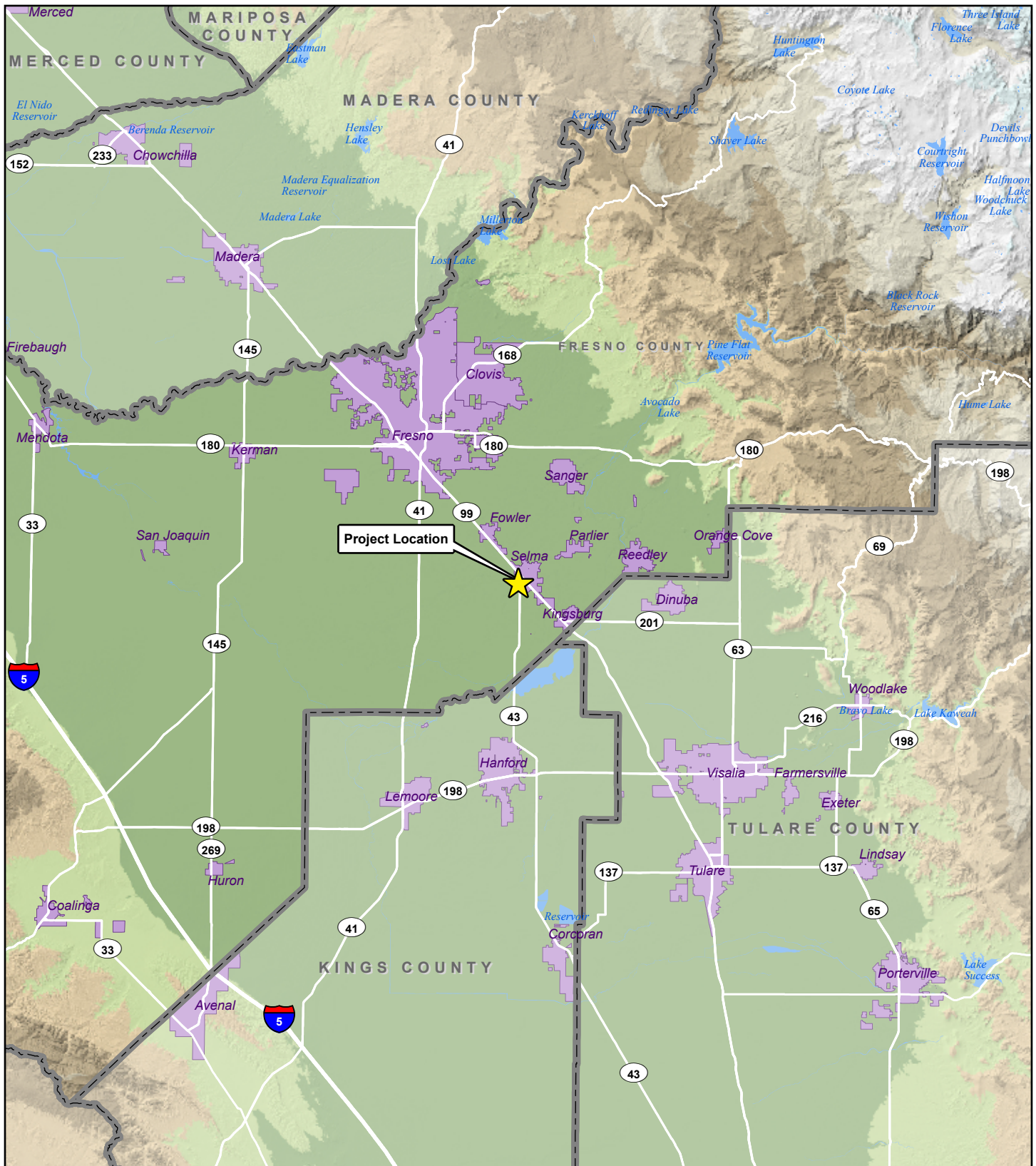
5. Uses of the EIR and Required Agency Approvals

City of Selma: 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.

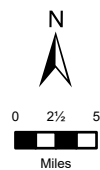
Other Public Agencies Whose Approval is Required (e.g., permits, etc.): The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- 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



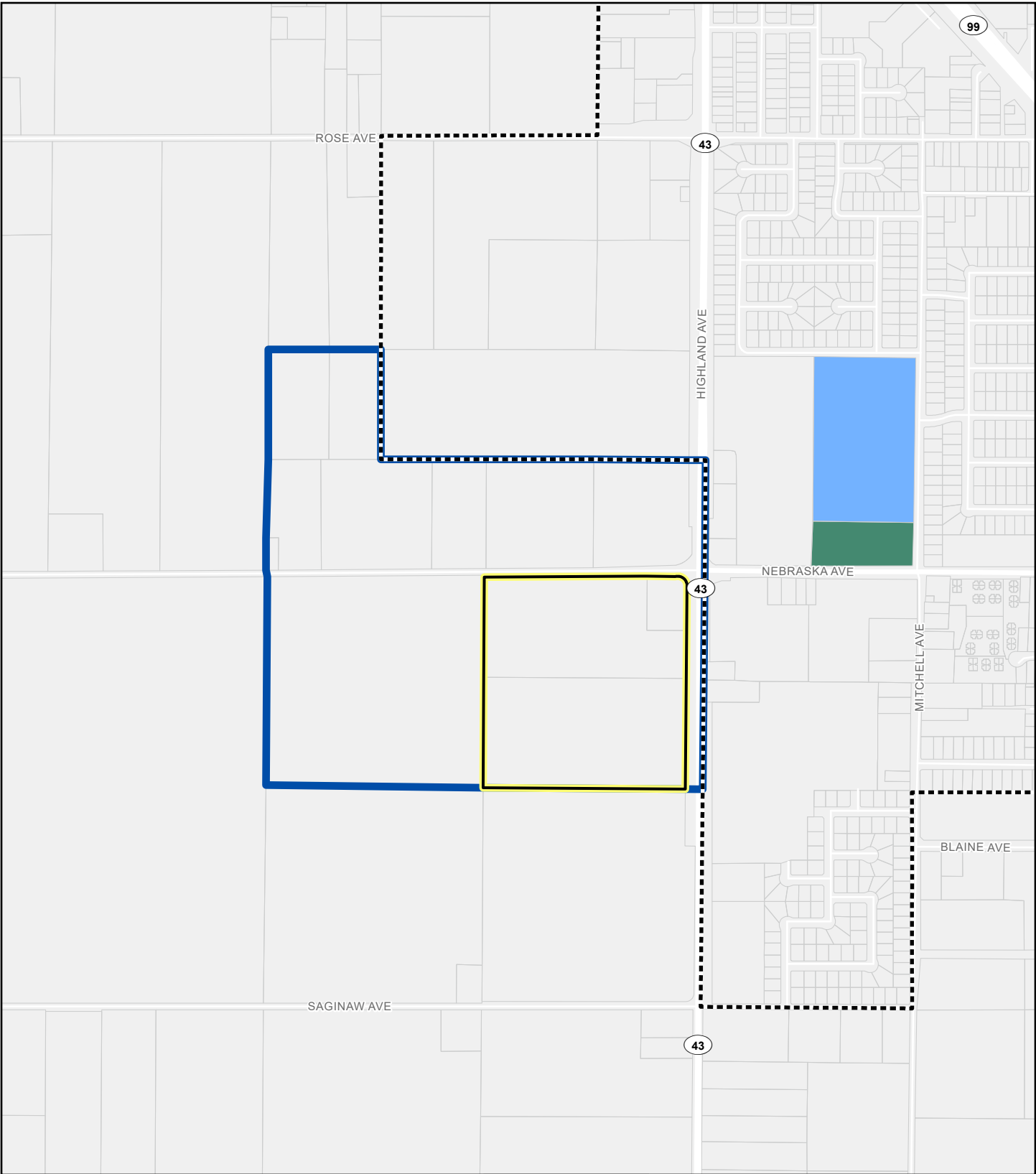
LEGEND

-  California Counties
-  Incorporated Area



Josan Development Project

Figure 1. Regional Location



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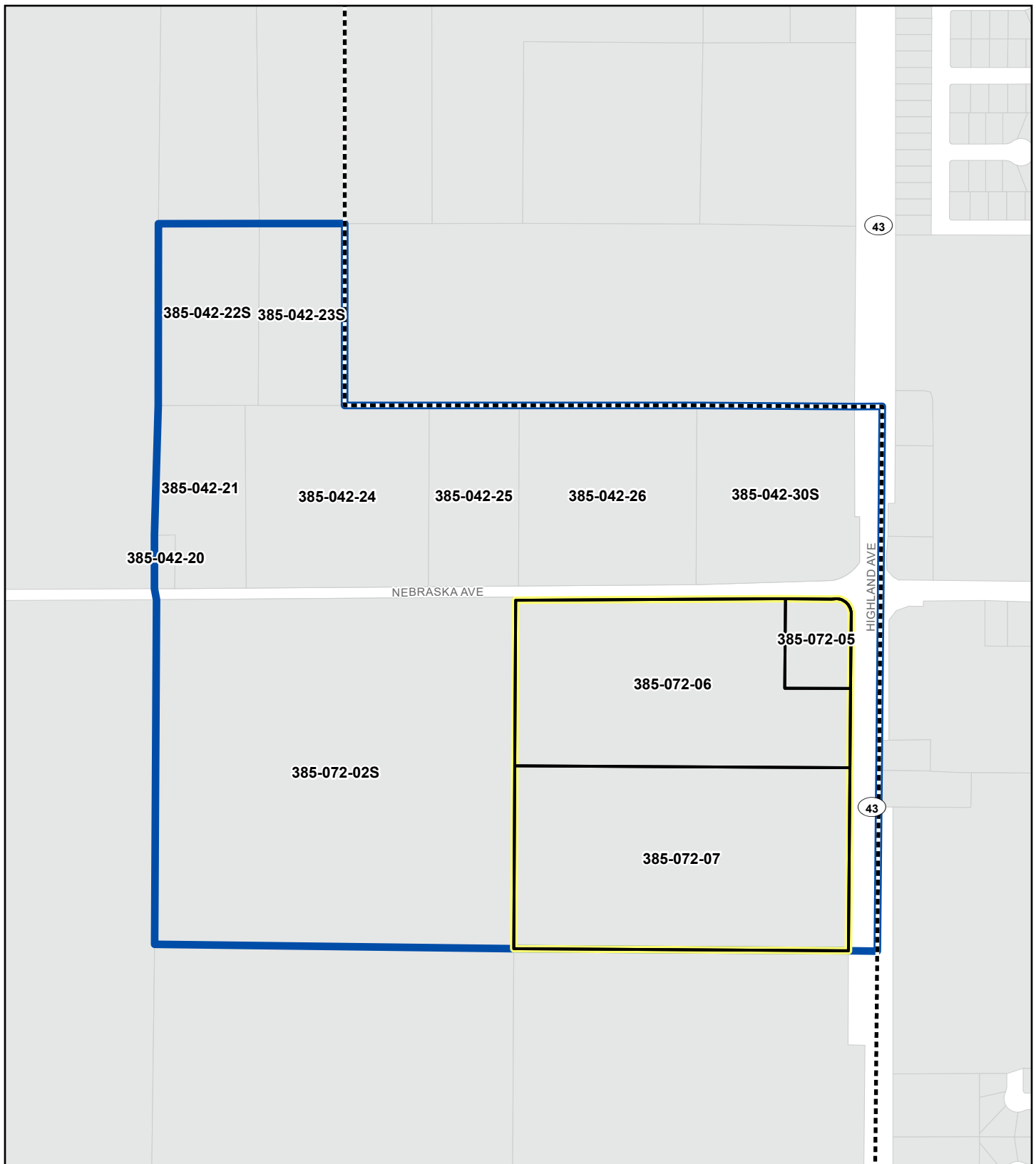
-  Development Area
-  Annexation Area
-  Selma City Limits
-  Eric White Elementary School
-  Peter Ringo Park



Josan Development Project

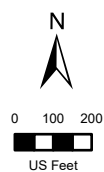
Figure 2. Project Vicinity

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



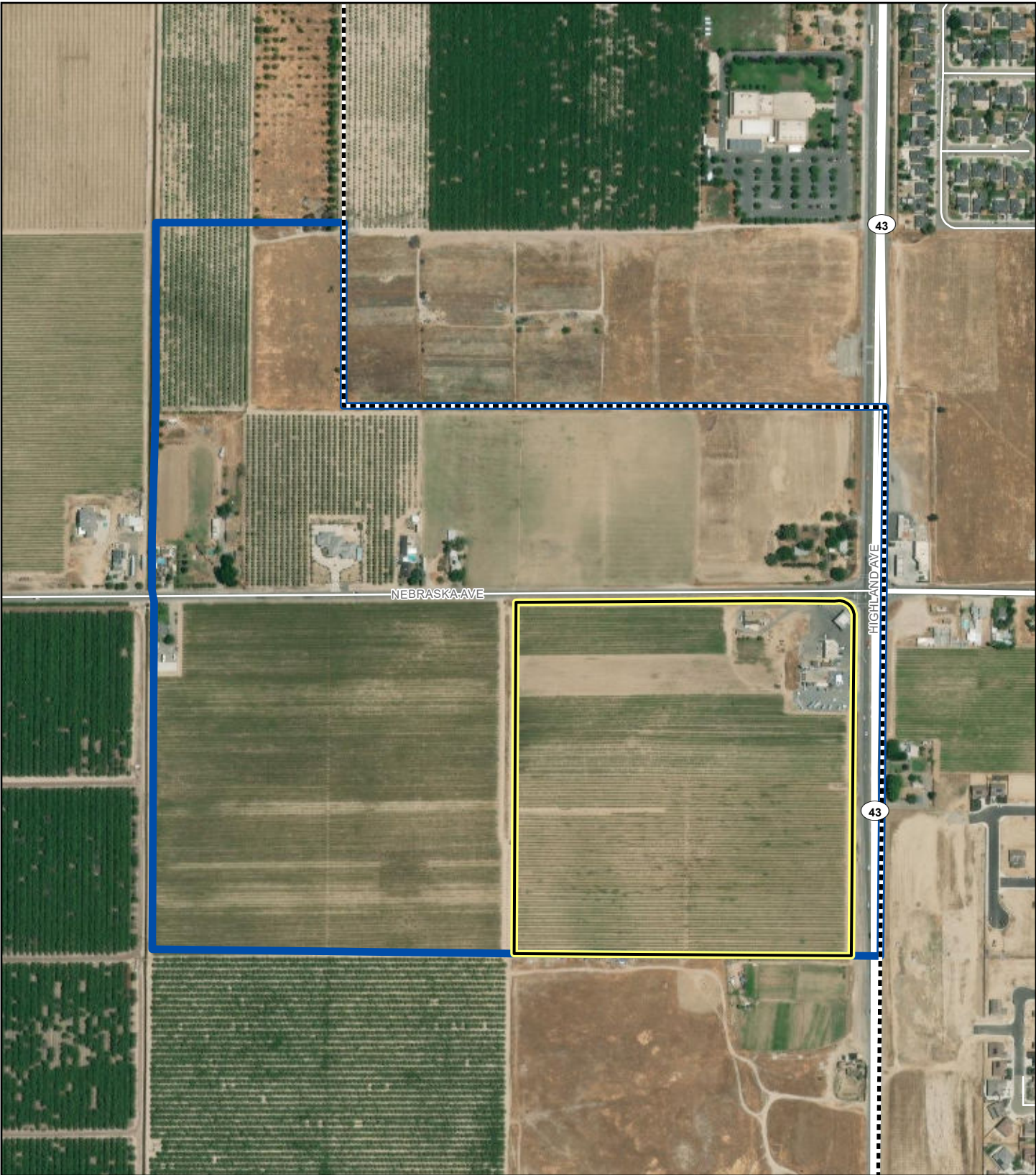
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- Project Parcels
- Development Area
- Annexation Area
- Selma City Limits




Josan Development Project

Figure 3. APNs



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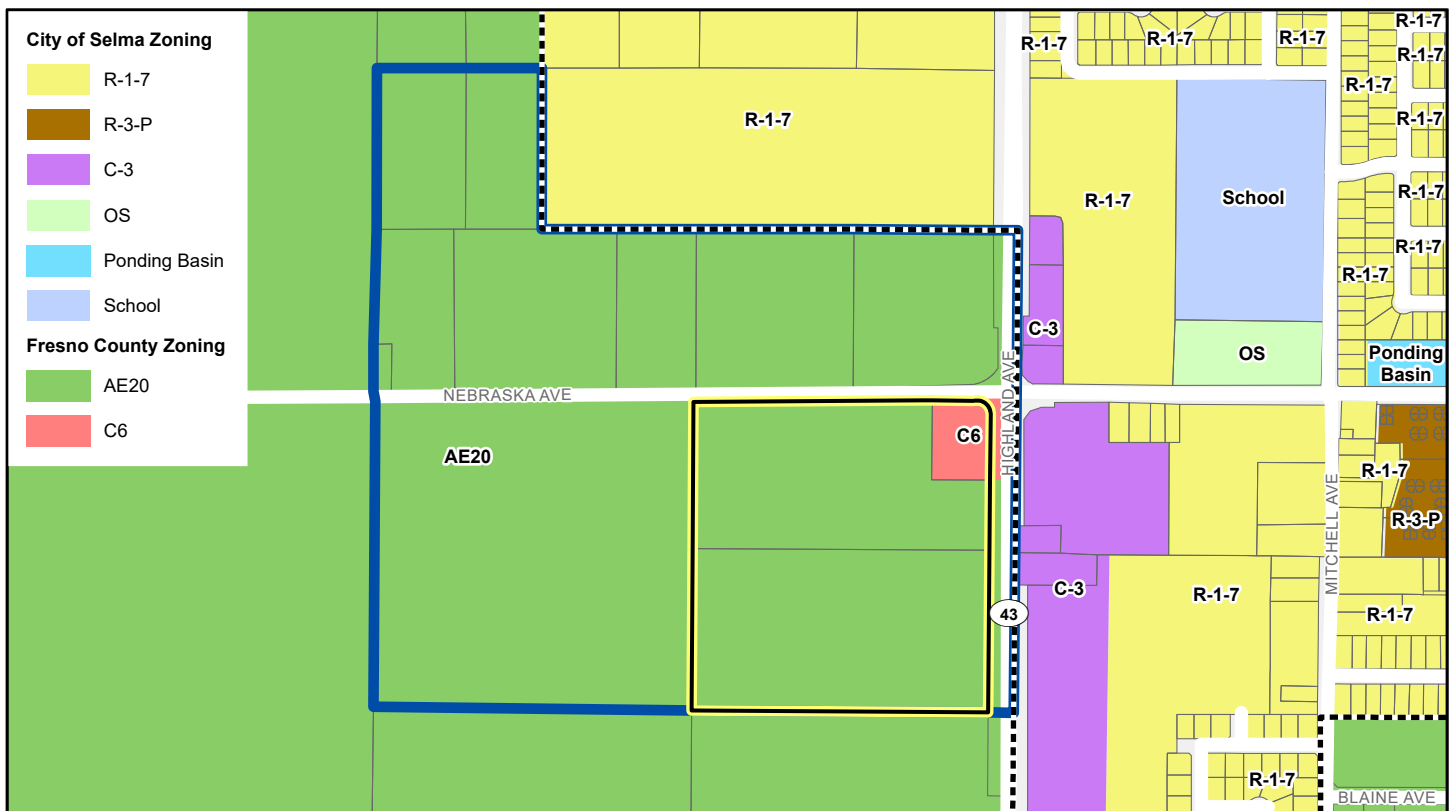
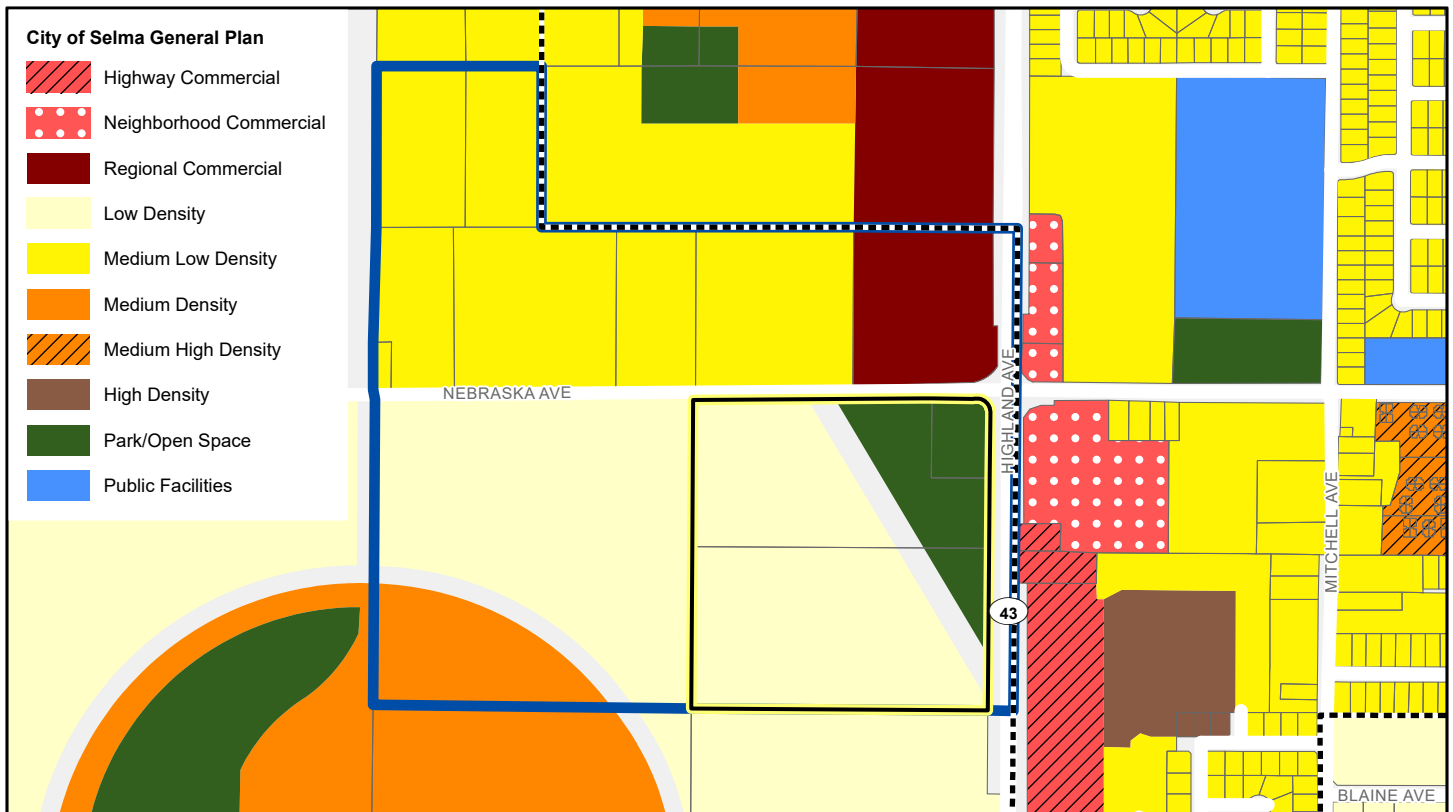
-  Development Area
-  Annexation Area
-  Selma City Limits



Josan Development Project

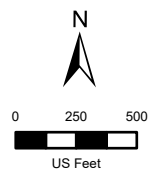
Figure 4. Aerial View

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



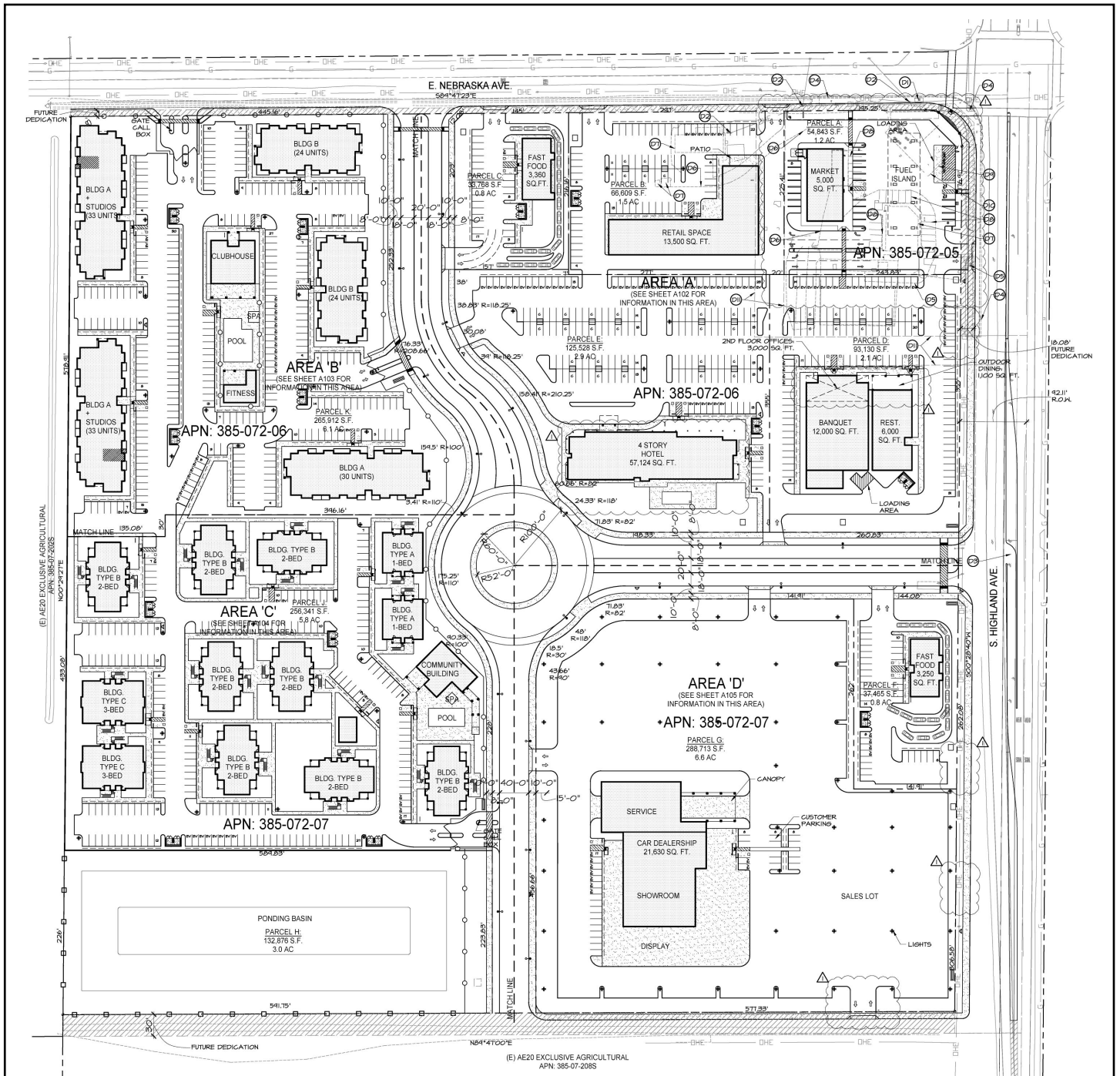
LEGEND

- Development Area
- Annexation Area
- Selma City Limits



Josan Development Project

Figure 5. Existing General Plan and Zoning

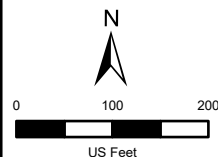


KEY NOTES:

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

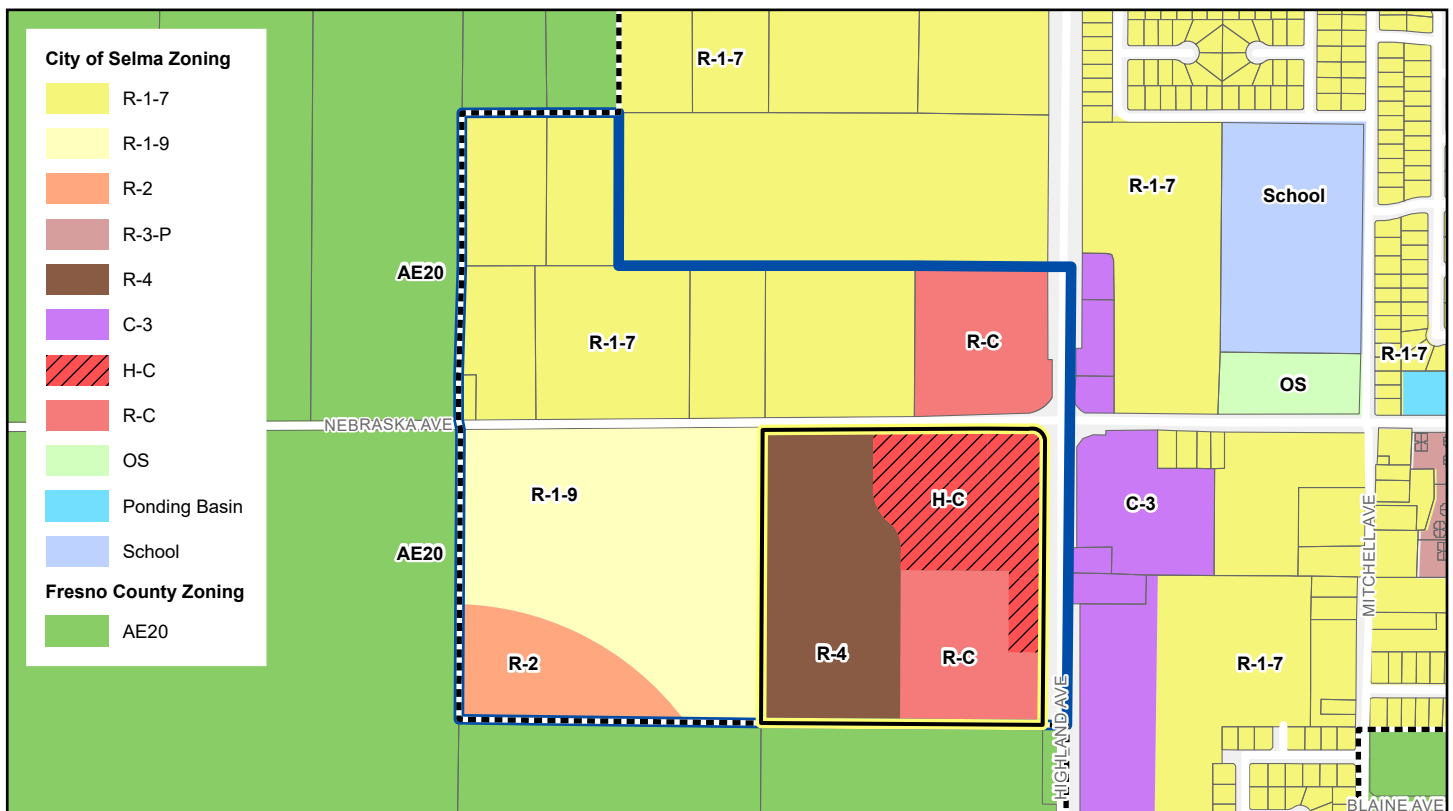
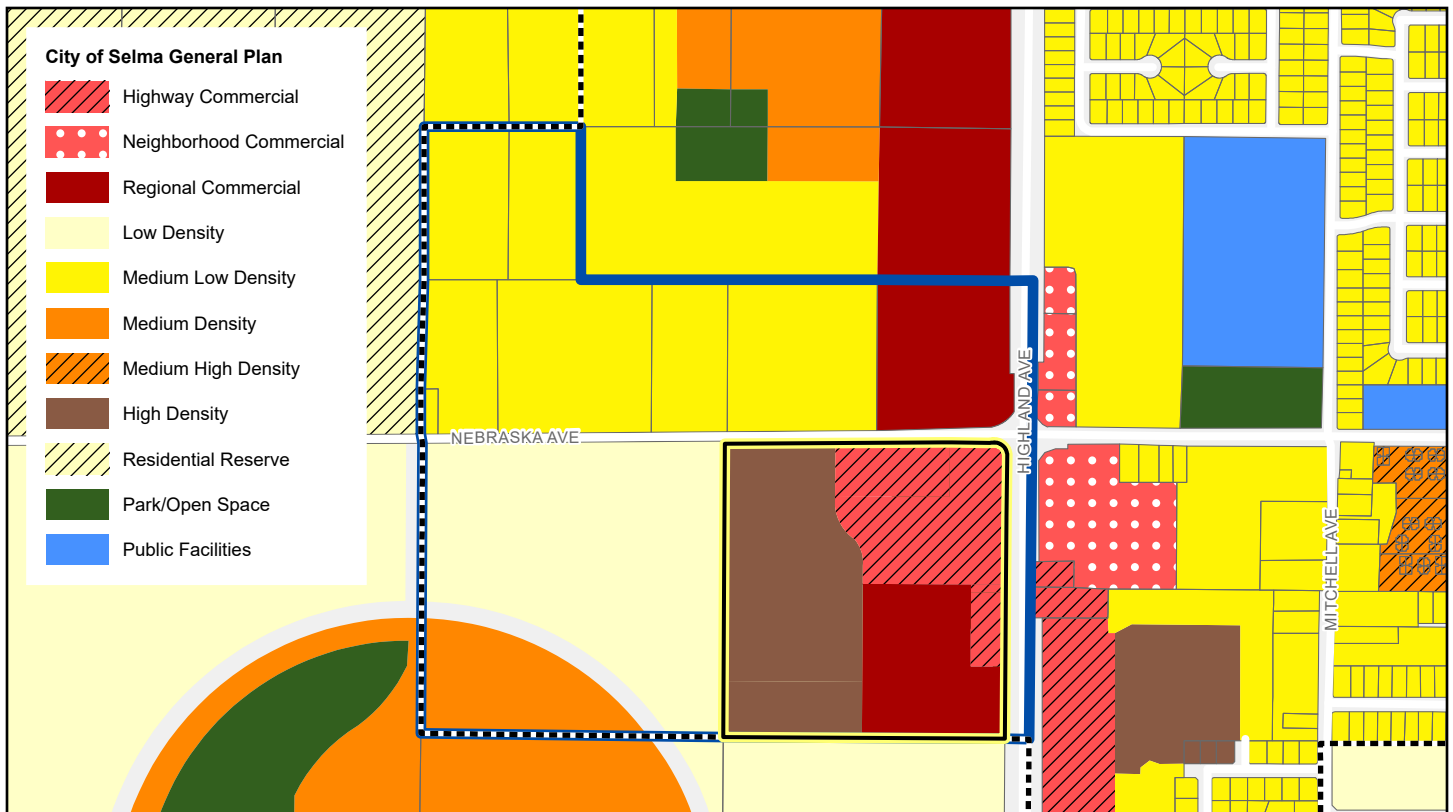
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- | | |
|---|-------------------------|
| — — — — — PROPERTY LINE | ⊕ SITE LIGHTING FIXTURE |
| — — — — — CENTERLINE | ⊙ (E) FIRE HYDRANT |
| — — — — — EASEMENT BOUNDARY | ⊙ (E) UTILITY POLE |
| — — — — — BUMPER OVERHANG | ⊙ (N) FIRE HYDRANT |
| —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



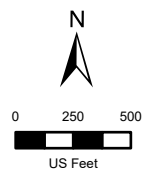
Josan Development Project

Figure 6. Site Plan



LEGEND

- Development Area
- Selma City Limits
- Annexation Area



Josan Development Project

Figure 7. Proposed General Plan and Zoning