

NOTICE OF EXEMPTION

FROM: City of Selma
1710 Tucker Street
Selma, Ca 93662

TO: X Fresno County Clerk
2220 Tulare Street
Fresno, California 93721

 Office of Planning & Research
 P.O. Box 3044, Room 212
Sacramento, California 95812-3044

Project Title: Selma Heritage Rehabilitation – COMM-25-51

Project Location: 2745 Wright Street
APN: 38908023

Project Location – City: City of Selma

Project Location - County: County of Fresno

Description of Nature, Purpose and Beneficiaries of Project: A comprehensive rehabilitation request to modernize an existing 24-unit affordable housing development including interior remodel of existing dwelling units, building systems upgrades, accessibility upgrades, and ordinary maintenance and repair of existing parking lots.

Name of Public Agency Approving Project: City of Selma; Megan Lawrence, City Planner

Name of Person or Agency Carrying Out Project: Scott Berry, Self-Help Enterprises

Exempt Status: (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemptions
- Statutory Exemption – PRC § _____

Reasons why project is exempt:

CEQA Guidelines Section 15268 state that ministerial projects are statutorily exempt from CEQA. This project is a "by right" use consistent with the City of Selma General Plan Land Use Designation of High Density Residential for the project site and requires ministerial approval only for a building permit. See Attachment A for additional information and reasoning.

Lead Agency Contact Person: Megan Lawrence

Telephone No. (559) 891-2200

Signature: *Megan Lawrence*

Date: February 19, 2026

Printed Name and Title: Megan Lawrence, City Planner

Signed by Lead Agency

Signed by applicant

Attachments: Statutory Exemption Determination
Project Site/Vicinity Map Diagram

**CITY OF SELMA STATUTORY EXEMPTION ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. COMM-25-51**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE STATUTORILY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 18 OF THE STATE CEQA GUIDELINES.

APPLICANT: Katie Kreiser, ORDIZ MELBY ARCHITECTS, INC
5500 MING AVENUE, SUITE 280
Bakersfield, CA 93309

PROJECT LOCATION: 2745 Wright Street
APN: 403-050-57

PROJECT DESCRIPTION: A comprehensive rehabilitation request to modernize an existing 24-unit multi-family, affordable housing development including interior remodel of existing residential units, building systems upgrades, accessibility upgrades, and ordinary maintenance and repair of existing parking lots

This project is exempt under Section 15268 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15268, ministerial projects are exempt from CEQA requirements. This project involves an existing multi-family development, a use permitted through ministerial Site Plan Review in the High Density Multifamily (R-4) zone district. The proposed project does not meet the applicability standards of SMC§11-6-5(B)(2) to require Site Plan Review and requires approval only for a building permit.

Date: February 19, 2025
Prepared By: Megan Lawrence,
City Planner

Submitted by: Megan Lawrence
Megan Lawrence
City Planner

VICINITY MAP/SITE LOCATION
2745 Wright Street

