Nagra Parcel Rezone and General Plan Amendment

Draft Subsequent Negative Declaration

SCH#2008081082

prepared by

City of Selma
Planning Division
1710 Tucker Street
Selma, California 93662
Contact: Kira Noguera, Planner

prepared with the assistance of

Rincon Consultants, Inc.
7080 North Whitney Avenue, Suite 101
Fresno, California 93720

July 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

1. Project Title

Nagra Parcel Rezone and General Plan Amendment

2. Lead Agency Name and Address

City of Selma
Planning Division
1710 Tucker Street
Selma, California 93662

3. Contact Person and Phone Number

Kira Noguera, Planner
(559) 891-2209

4. Project Location

The project site is located within the City of Selma (Figure 1) west of South Highland Avenue (State Route [SR] 43) between East Rose and Nebraska Avenues, adjacent to and west of the Sikh Center of the Pacific Coast (Figure 2).

5. Project Sponsor's Name and Address

City of Selma
Planning Division
1710 Tucker Street
Selma, California 93662

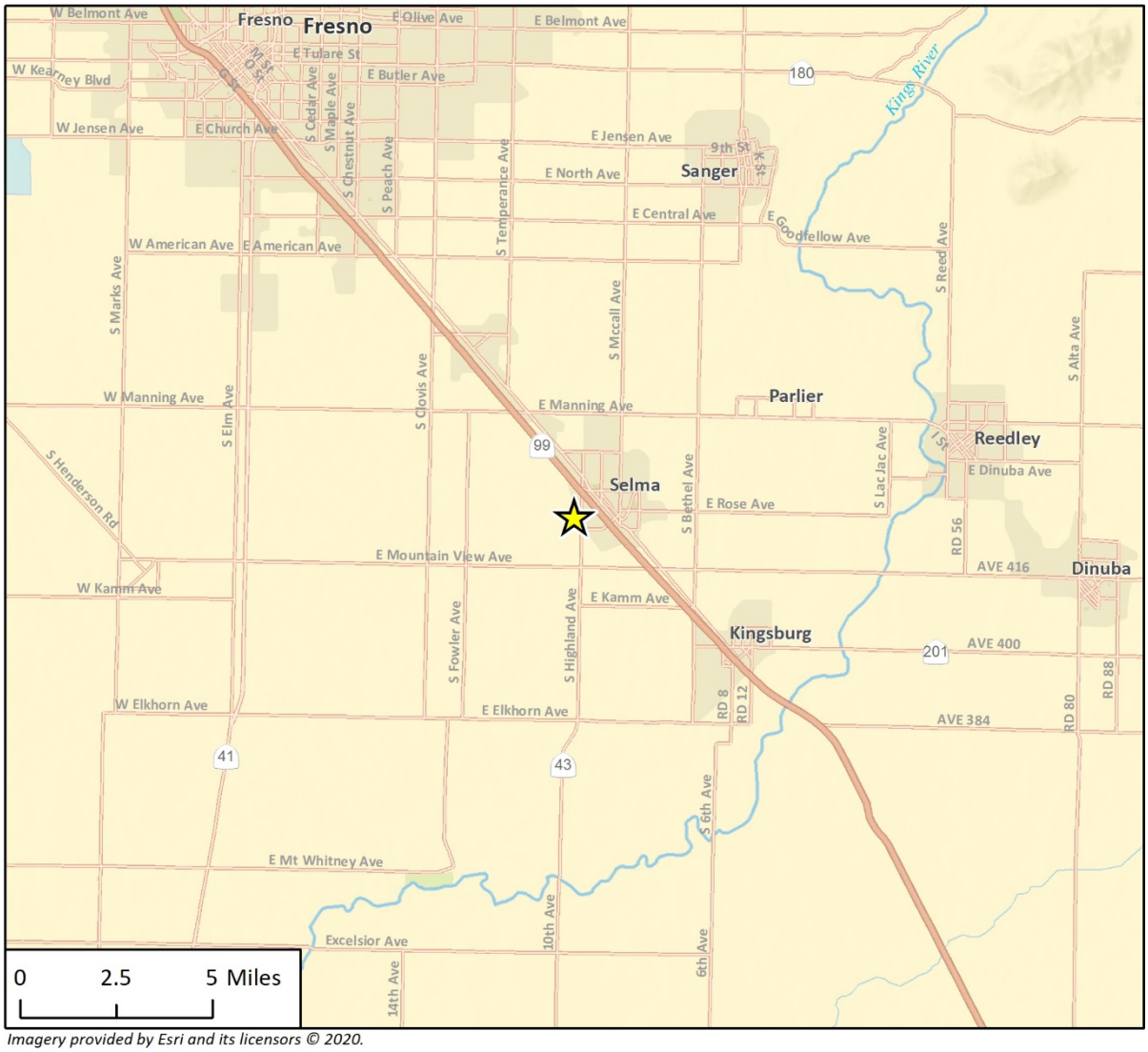
6. Current General Plan Designation

Medium Density Residential (MDR)

7. Current Zoning

R-1-7, Single-family Residential with a minimum lot size of 7,000 square feet. The zone district is not consistent with the current General Plan designation.

Figure 1 Regional Location



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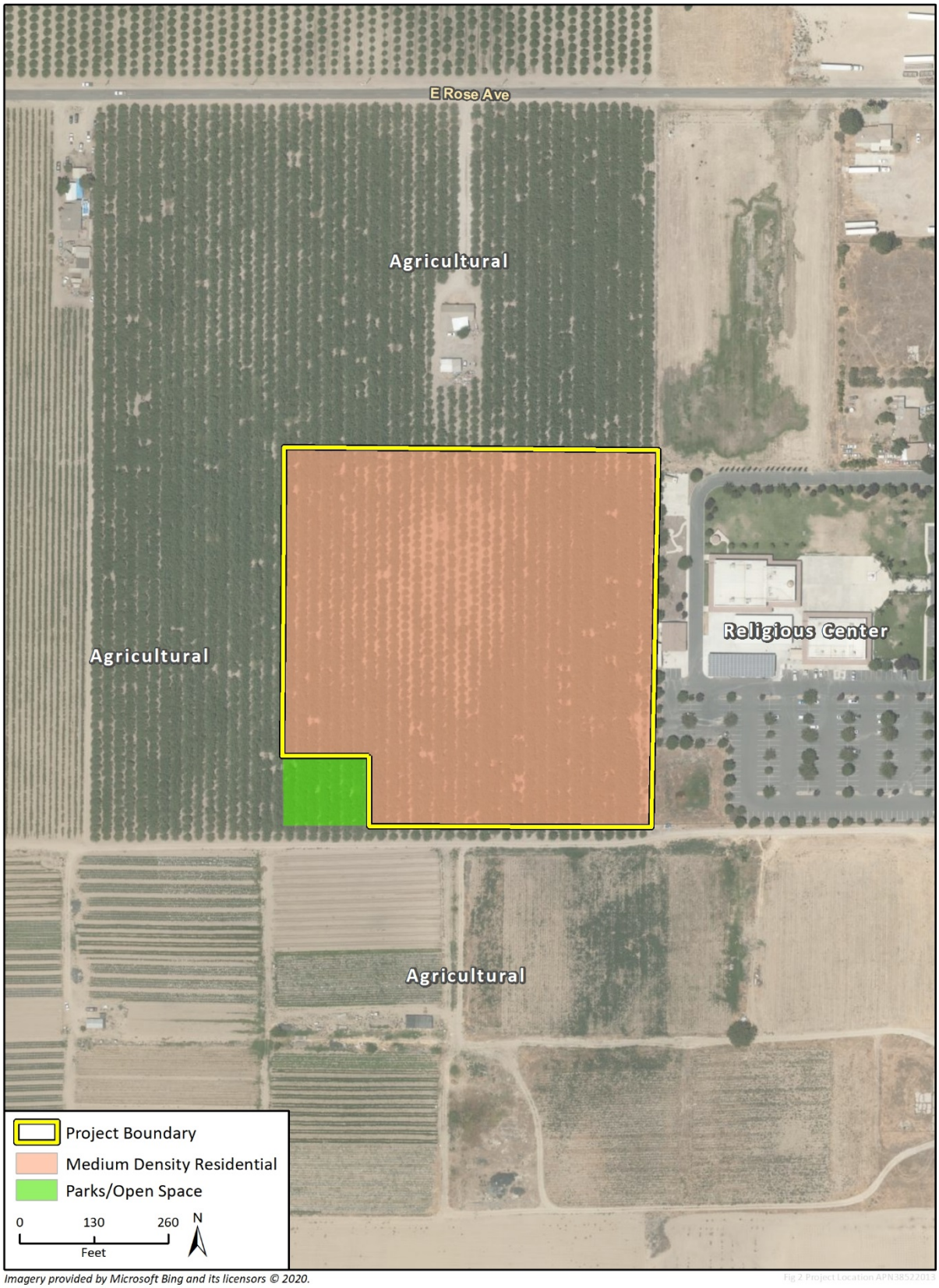
Project Location

N

Figure 2 Project Site Location



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8. Description of Project

The project would rezone 9.1 acres of the property at APN 385-220-13 in the City of Selma, California from the R-1-7 Zone to the R-4 Zone District and amend the General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR). The entire parcel is 9.9 acres. The rezone would apply to that portion of the parcel currently designated MDR. The southeastern corner of the parcel (0.8 acres) is designated Parks/Open Space and is not part of the project. This is part of the City's ongoing process to comply with the City's requirement to implement Housing Element Program 4 from its 2007 Housing Element to rezone at least 9.1 acres to R-4 at a minimum of 20 units per acre. This is to satisfy the Regional Housing Needs Allocation (RHNA) shortfall of 169 units identified in the 2007 Housing Element.

Rezone

The project would rezone the project site from the existing zoning of R-1-7 to R-4, allowing a range of 20 to 24 units per acre on the 9.1-acres. According to Selma's Residential Development Standards, the property's existing R-1-7 zone allows a minimum lot size of 7,000 square feet or a minimum of approximately 6.2 units per acre to allow lower density single family residential uses. It should be noted that the current zoning is not consistent with the General Plan land use designation, which requires a higher density at the project site. The purpose of the R-4 zoning is to allow for higher density multi-family uses, comply with the City's Housing Element Program, and satisfy the Regional Housing Needs Allocation.

General Plan Amendment

The project would also amend the General Plan land use designation for the property from MDR to HDR. The 2035 General Plan EIR assumed buildout in accordance with the MDR land use designation, which allows 4.5 to 9 units per acre on a minimum lot size of 6,000 sq. ft, plus another 4,000 sq. ft. for each additional unit on said lot. The proposed amendment to the HDR General Plan land use designation would allow for a maximum of 24 units per gross acre. The HDR designation would be consistent with the R-4 zone, which allows for high density multi-family uses (20 to 24 units per acre). Table 1 shows the existing vs. proposed zoning and General Plan land use designations for the project site.

The potential environmental impacts of the project have been considered in comparison with the Final EIR for the City of Selma General Plan Update 2035 EIR (SCH #2008081082; General Plan EIR), to determine whether impacts with the project are consistent with the impact analysis provided in the General Plan EIR, whether General Plan policies or mitigation measures identified in the General Plan EIR address or resolve any new more potentially more severe environmental impacts associated with the project, and whether additional mitigation measures are required to minimize or avoid potential impacts. The General Plan EIR is available for review on the City's website here and at the Planning Division of the City of Selma Community Development Department, located at 1710 Tucker Street, Selma, CA 93362.

This CEQA analysis focuses on the potential impacts from the project based on the change in density from MDR (4.5 to 9 units per acre) to HDR (20 to 24 units per acre). This change would allow for the development of up to 218 residential units on the project site, an additional 136 units compared to the units originally evaluated in the General Plan EIR. The proposed actions would not result in

physical impacts that exceed those associated with City buildout, as described in the General Plan EIR. Although the project would increase density at the project site, this increase would be within the growth projections contained in the 2035 General Plan and assist in meeting the City's goals for providing housing as stated in their Housing Element.

Table 1 Existing and Proposed Zoning and General Plan Designation

Status	Zoning	Units/acre, min. lot size	General Plan Land Use Designation	Density
Existing:	R-1-7	4.5-9 units per acre, on a minimum lot size of 6,000 sq. ft. with an additional 4,000 sq. ft. for each additional unit.	Medium Density Residential	4.5-9 du/acre
Proposed:	R-4	20-24 units per acre, on a minimum lot size of 30,000 sq.ft.	High Density	20-24 du/acre (+ 218 units)

9. Surrounding Land Uses and Setting

The City of Selma is located in the Central Portion of the San Joaquin Valley, approximately 16 miles southeast of the City of Fresno in Fresno County (Figure 1). As shown in Figure 2, the project site is located west of SR 43 between East Rose and Nebraska Avenues. The property is a vacant lot with dirt roads and was previously used for agricultural uses. The surrounding land uses primarily consist of agricultural lands to the north, south, and east, with the Sikh Center of the Pacific Coast immediately adjacent to the west.

10. Other Public Agencies Whose Approval is Required

As described above the project would require a rezone and General Plan amendment by the City of Selma Community Development Department. No approvals from other public agencies would be required for the proposed project.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

Determination

Based on this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

■ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately

in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

07/01/2020

Signature | Date

Eric VonBerg | Sr. Project Manager

Printed Name | Title

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Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

a. Would the project have a substantial adverse effect on a scenic vista?

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

c. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

According to the EIR for the City of Selma 2035 General Plan, Selma's primary scenic and visual resources consist of the Sierra Nevada Mountains located approximately 35 miles east of Selma and the coastal foothills to the west that can be seen on clear days (Selma 2009). Other scenic resources

identified in the General Plan EIR include: the agricultural lands, row and tree crops surrounding the Selma city limits, street trees and established larger trees within and around Selma, and landscaped areas within the public parks. SR 99 and SR 43 both pass through Selma. These state routes are not designated as scenic highways in the California State Scenic Highway Program (California Department of Transportation [Caltrans] 2019). Visual conditions in and around Selma have not substantially changed and no new scenic vistas or scenic highways have been designated in Selma beyond those identified in the General Plan EIR.

The project would rezone the parcel's existing R-1-7 zone to an R-4 zone and amend its land use designation from MDR to HDR. This would allow for consistency between the project's zoning and General Plan land use designation and bring City's Housing Element into compliance with current State of California Housing Element laws. This increase (to allow up to 24 units per gross acre) in density would have a minimal impact to existing scenic views as the project is located near the intersection of East Rose Avenue and SR 43, surrounded by agricultural and community commercial uses, with planned multifamily uses along East Rose Avenue and SR 43 in the future. Per the General Plan Land Use map, several parcels surrounding the project site are designated MDR and are also being considered for rezoning and general plan amendments to update the City's Housing Element.

In addition, development of the project site would be subject to review by the City prior to approval to ensure applicable design guidelines are adhered to and consistent with the visual character intended for the area. Therefore, the project would not result in new or substantially degrade the existing visual character or quality of public views of the site and no impact would occur.

NO IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project site is currently a vacant lot, surrounded by agricultural land and community commercial uses. The adjacent religious center and roadways near the project site generate some light. Primary sources of lighting include building mounted and perimeter lighting as well interior lighting visible through windows and headlights from vehicles on nearby streets. The primary source of glare adjacent to the project site is the sun's reflection from metallic and glass surfaces on the nearby building and on vehicles parked in the adjacent parking area. Vehicles parked near the project site are the primary source of daytime glare.

The project would involve rezoning the parcel and amending its land use designation to allow for housing at a higher density than is currently allowed at the project site. New development as a result of the proposed rezone and General Plan amendment could result in new exterior and interior lighting. Future development of the project site would be subject to the lighting requirements for residential land uses within the City Zoning Ordinance. Additionally, the City of Selma 2035 General Plan includes the following policy relating to exterior lighting:

Policy 1.33c: Exterior lighting for projects shall be shielded to prevent line of sight visibility of the light source from abutting property planned for single-family residential. The City Site Plan Review process shall require development projects to ensure that no more than 0.25 footcandles of errant light impacts adjacent properties. The Planning Official shall require a photometric analysis of projects where necessary to demonstrate compliance with this requirement.

Implementation of this policy, and others required by the City Site Plan Review process and the Zoning Ordinance would reduce the potential for new development to create substantial sources of

lighting or glare that would adversely affect day or nighttime views. Impacts related to lighting and glare would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	■	☐
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	■	☐

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project site and surrounding areas are characterized by agricultural uses including cultivated annual crops in the northern, eastern, and southern areas and disked agricultural fields. A religious center and associated parking lot is located to the west of the project site. The California Department of Conservation's (DOC) California Important Farmland Finder map designates the northwestern portion of the project site as Unique Farmland and the rest of the site as Prime

Farmland (DOC 2020). Unique farmland is defined as farmland with "which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops." Prime farmland is defined as farmland with "the best combination of physical and chemical features able to sustain long-term agricultural production."

Although the project site is currently vacant and has been historically used for row crop agriculture, the project parcel is zoned for R-1-7 residential uses. The project would involve rezoning the parcel and amending its land use designation to allow for housing at a higher density than is currently allowed at the project site. New development as a result of the proposed rezone and General Plan amendment would result in the conversion of Prime and Unique Farmland to non-agricultural uses. The General Plan EIR determined that lands would be converted from Important Farmland to urban uses as a result of the 2035 General Plan Update. Policies 1.3, 1.7 through 1.9, 1.11, 1.95, 1.100, 1.103, through 1.105, and 5.8 through 5.12 of the 2035 General Plan provide for the orderly conversion of farmland, however it was determined that impacts to Important Farmlands would be significant and unavoidable. The General Plan EIR included mitigation measures to encourage property owners to maintain their land in agriculture until the land may be converted to urban uses, however these mitigation measures would not apply to the project.

Under the 2035 General Plan, the project site was previously designated for residential land use. Because the project site was already planned for residential development, the proposed rezone and General Plan amendment would not alter the proposed use as residential. Therefore, the project would not result in conversion of additional agricultural land to an urban use beyond that identified in the General Plan. Therefore, this impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The project site is not under any Williamson Act contracts and is currently zoned for residential uses. The project would rezone the parcel and amend its existing land use designation to allow for housing at a higher density than is currently allowed at the project site. The project would not affect any additional parcels in the vicinity. Therefore, the proposed rezone and General Plan amendment would not conflict with existing zoning for agricultural use or a Williamson Act contract. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

The project site does not include forest land or timberland and is not surrounded by forest land or timberland. The project would rezone the parcel from R-1-7 to R-4 and amend its existing land use designation to allow for housing at a higher density than is currently allowed at the project site. Therefore, due to the lack of forest land or timberland on the project and within the surrounding area, no impacts would occur.

NO IMPACT

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No forest land is on or near the project site, therefore no impacts resulting in the conversion of forest land to non-forest uses would occur.

As discussed under criterion a, development of the project site would result in residentially designated areas occurring on lands identified as Prime and Unique Farmland. New development as a result of the proposed rezone and General Plan amendment would result in the conversion of Prime and Unique Farmland to non-agricultural uses. However, under the 2035 General Plan, the project site is designated for residential land use. Because the project site was already planned for residential development, the proposed rezone and General Plan amendment would not alter the site's intended use as residential and would not result in nearby parcels being converted to non-agricultural use in that the surrounding properties are already designated for non-agricultural uses in the General Plan. Therefore, the project would not result in conversion of farmland. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

Air Quality Standards and Attainment

Federal and state standards have been established for six criteria pollutants, including ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulates less than 10 and 2.5 microns in diameter (PM_{10} and $PM_{2.5}$), and lead (Pb).

The project site is located in the San Joaquin Valley Air Basin, which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." The Basin is currently in non-attainment for the federal and State 8-hour ozone standards, the State 1-hour ozone standard (severe non-attainment), State and federal $PM_{2.5}$ standards, and the State PM_{10} standard. The Basin is in attainment or unclassified for all other standards. The SJVAPCD has prepared and adopted a number of Air Quality Management Plans (AQMPs) for ozone (e.g., 2016 Plan for the 2008 8-Hour Standard) and particulate matter (e.g., 2016 Moderate Area Plan for the 2012 $PM_{2.5}$ Standard) (SJVAPCD 2016a; 2016b). The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 2.

Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Inhalable particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]
Fine Inhalable particulate matter ($PM_{2.5}$)	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma.[a]

[a] More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: EPA, Air Quality Criteria for Particulate Matter, October 2004.

Source: U.S. Environmental Protection Agency (USEPA) 2018

State Regulations

The California Green Building Standards Code (CALGreen Code) (California Code of Regulations, Title 24, Part 11) was adopted by the California Building Standards Commission in 2013 and became effective in January 2014. The Code applies to all new constructed residential, nonresidential, commercial, mixed-use, and State-owned facilities, including schools and hospitals. CALGreen Code is comprised of Mandatory Residential and Nonresidential Measures and more stringent Voluntary Measures (TIERs I and II).

Mandatory Measures are required to be implemented on all new construction projects and consist of a wide array of green measures concerning project site design, water use reduction, improvement of indoor air quality, and conservation of materials and resources. CALGreen Code refers to Title 24, Part 6 compliance with respect to energy efficiency; however, it encourages 15 percent energy use reduction over that required in Part 6. Voluntary Measures are optional, more stringent measures that may be used by jurisdictions to enhance their commitment towards green and sustainable design and achievement of Assembly Bill (AB) 32 goals. Under TIERs I and II, all new construction projects are required to reduce energy consumption by 15 percent and 30 percent, respectively, below the baseline required under the California Energy Commission, as well as implement more stringent green measures than those required by mandatory code.

As required by California law, City and County General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. Fresno Council of Governments (FCOG) uses the growth projections and land use information in adopted general plans to estimate future average daily trips and then vehicle miles traveled (VMT), which are then provided to SJVAPCD to estimate future emissions in the AQMPs. Existing and future pollutant emissions computed in the AQMP are based on land uses from area general plans. AQMPs also

detail the control measures and emission reductions required for reaching attainment of the air standards.

Local Regulations and Policies

The SJVAPCD is responsible for formulating and implementing the AQMPs for the Basin. The SJVAPCD Air Quality Guidelines for General Plan documents was most recently revised in June 2005.The SJVAPCD published its technical guidance document, *Guidance for Assessing and Mitigating Air Quality Impacts*, for reviewing air quality impacts in the Basin under CEQA in March 2015. In addition, the SJVACPD has established a number of regulations to reduce air pollutant emissions from construction of land use projects under Regulation VIII (Fugitive PM_{10} Prohibitions). The purpose of Regulation VIII is to reduce ambient concentrations of fine particulate matter (PM_{10}) by requiring actions to prevent, reduce or mitigate anthropogenic fugitive dust emissions. Regulation VIII identifies general requirements under Rule 8011, as well as those for construction, demolition excavation, extraction, and other earthmoving activities (Rule 8021), bulk materials (Rule 8031), carryout and trackout (Rule 8041), open areas (Rule 8051), paved and unpaved roads (Rule 8061), unpaved vehicle/equipment traffic areas (Rule 8071), and agricultural sources (Rule 8081).

Air Quality Thresholds

The SJVAPCD provides guidance for analyzing the significance of a project's air quality impacts in its publication *Guidance for Assessing and Mitigating Air Quality Impacts* (GAMQI; SJVAPCD 2015). The document includes two separate quantitative thresholds; one to analyze criteria pollutant emissions and the other to analyze ambient air quality impacts. Table 3 summarizes these two thresholds. Projects that emit pollutants at levels below SJVAPCD criteria pollutant significance thresholds and the ambient air quality screening threshold would not violate or contribute to a violation of an ambient air quality standard and are considered to have a less than significant individual impact to air quality. In addition, projects with emissions below significance thresholds for criteria pollutants would be determined to "not conflict or obstruct implementation of the District's air quality plan," as stated in section 7.12 of the SJVAPCD's guidance document.

The SJVAPCD also provides guidance on assessing a project's cumulative impacts on air quality. A project would have a considerable contribution to a significant cumulative impact if it exceeds significance thresholds for criteria pollutant emissions. A project would not have a considerable contribution to cumulative impacts if all three of the following conditions are met:

- Project emissions are below significance thresholds for criteria pollutant emissions, and
- Project emissions are below ambient air quality standards, and
- The sum of emissions from the project and other planned and pending projects in the project area do not exceed ambient air quality standards

Table 3 SJVAPCD Thresholds of Significance – Criteria Pollutant Emissions

Pollutant/Precursor	Construction Emissions (tons/year)	Operational Emissions (tons/year)
CO	100	100

Nitrogen Oxides (NO_x)	10	10
Reactive Organic Gases (ROG)	10	10
Sulfur Oxides (SO_x)	27	27
PM_{10}	15	15
$PM_{2.5}$	15	15
Ambient Air Quality--Screening Threshold		
Maximum emission of any criteria pollutant	100 pounds/day	

Source: SJVAPCD 2015

Methodology

At this time, the project only includes rezoning and amending the General Plan land use designation at the project site. No development is currently proposed under the project. Other future development projects are not defined to a level that would allow project-level analysis and thus it would be speculative to include project-level impacts as part of this analysis. Rather, impacts for the project site are discussed qualitatively. Future development at the project site would have to comply with applicable regulatory standards, including SJVAPCD regulations to reduce air pollutant emissions from construction of land use projects under Regulation VIII.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

The City's General Plan 2035 outlines forecasted population growth through the year 2040. The California Department of Finance (DOF) estimated the City's population in 2020 to be 24,436 persons (DOF 2020). Per the DOF data, the average persons per household in 2020 is 3.65 (DOF 2020). The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. It is estimated that the project would result in the development of a maximum of 218 new dwelling units, and a subsequent population growth of 796. This would result in a total City population of 25,232. The City's 2020 population with implementation of the project is estimated to be below that forecasted in the General Plan by 10,638 people. The project would facilitate consistency between zoning and General Plan land use designations for the site, and the project would be within the growth assumptions contained in the General Plan (35,870 persons in 2020).

Additionally, the General Plan EIR determined that buildout facilitated by the 2035 General Plan Update would be consistent with the SJVAPCD *Guide for Assessing and Mitigating Air Quality Impacts* (Selma 2009). With approval of the proposed General Plan amendment the project would be consistent with the currently adopted General Plan for the City of Selma and would be consistent with the population growth and VMT applied in SJVAPCD's AQMP. As a result, the project would not conflict with or obstruct implementation of any air quality management plans, and this impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Construction of future development at the project site would generate temporary construction emissions (direct emissions) and long-term operational emissions (indirect emissions). Temporary air pollutant emissions generated by construction are associated with fugitive dust (PM_{10} and $PM_{2.5}$) and exhaust emissions from heavy construction vehicles, in addition to ROG that would be released during the drying phase following application of architectural coatings. Long-term emissions associated with operation of residential projects facilitated by the project would include emissions from vehicle trips (mobile sources); natural gas and electricity use (energy sources); and landscape maintenance equipment, consumer products, and architectural coating associated with on-site development (area sources).

Construction Emissions

This analysis of the rezone to R-4 from R-1-7 and General Plan amendment to HDR from MDR, generally assumes development to maximum density on the project site. Construction associated with development projects facilitated by the project would temporarily increase air pollutant emissions from equipment, vendor trips, and worker trips which may create localized areas of unhealthy air pollution levels or air quality nuisances. However, projects would be developed individually over time. The SJVAPCD has published guidance for determining significant impacts based on project types and sizes. Using project type and size, the district has pre-quantified emissions and determined sizes where it is reasonable a proposed project would not exceed applicable thresholds of significance shown in Table 3. In accordance with Table 5-3(a) of GMAQI, the project is considered to be at a Small Project Analysis Level (SPAL), as even under full potential buildout it would not exceed the SJVAPCD adopted threshold of 218 low rise apartments (dwellings) units.

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. The General Plan EIR contained policies and mitigation measures to reduce air quality impacts from construction at the project site. Consistent with Mitigation Measure #3.3.3.3b of the General Plan EIR, projects in Selma are required to implement control measures during all phases of construction on the project site to reduce dust fall-out emissions, as required for all construction sites by SJVAPCD. Although the density on the project site would potentially be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe air quality impacts due to construction emissions than those evaluated in the General Plan EIR.

Therefore, based on the anticipated type and size of future development, and required construction emissions mitigation, the project would not facilitate buildout that would exceed the criteria pollutant emissions significance thresholds as identified in the EIR, and construction impacts to air quality would be less than significant.

Operational Emissions

Future development facilitated by the project would result in operational emissions associated with on-site development. Emissions include area sources, energy sources, and mobile emissions. Area sources include use of consumer products, use of gas-powered landscaping equipment, re-application of architectural coating (re-painting), and use of barbeque grills or hearths. Energy sources include natural gas for uses such heating/air conditioning, appliances, lighting, and water heating.

Similar to thresholds for construction emissions, the SJVAPCD has pre-quantified emissions and determined sizes where it is reasonable a proposed project would not exceed applicable thresholds of significance. In accordance with Table 5-3(a) of GMAQI, the project is considered to be at a Small Project Analysis Level (SPAL), as even under full potential buildout it would not exceed the SJVAPCD adopted threshold of 218 low rise apartments (dwellings) units. This accounts for the maximum potential buildout with implementation of the rezone and General Plan amendment, and therefore presents a conservative analysis.

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. The General Plan EIR contained policies and mitigation measures to reduce operational air quality impacts of buildout at the project site. Future projects at the project site would comply with existing SJVAPCD regulations, 2035 General Plan policies, and mitigation measures included in the General Plan EIR such as Mitigation Measure #3.3.3.1 which requires all new development to follow Best Available Control Technology (BACT) to reduce operational emissions.

Although the density on the project site would potentially be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe air quality impacts due to operational emissions than those evaluated in the General Plan EIR. Therefore, based on the anticipated type and size of future development, and required operational emissions mitigation, the project would not facilitate buildout that would exceed the criteria pollutant emissions significance thresholds, and operational impacts to air quality would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

According to the SJVAPCD, sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses that have the greatest potential to attract these types of sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential communities. From a health risk perspective, the project may potentially place sensitive receptors in the vicinity of existing sources. The project would increase residential density and potentially place slightly more sensitive receptors near existing sources due to the increase in allowed residential units but would not add additional residential area or lands near existing sources. According to the General Plan EIR, sensitive receptors located near Hazardous Air Pollutants (HAP) sources or CO hotspots are potentially significant. However, large sources of HAPs are required to obtain permits from the SJVAPCD and comply with emissions controls to limit the release of HAPs. The SJVAPCD will not issue permits for a source of HAPs if analysis shows that the

emissions would cause a significant impact to the nearest sensitive receptor. In addition, the Open Space, Conservation and Recreation Element of the 2035 General Plan contains goals, objectives and policies and standards to reduce operational air quality impacts in Selma, including Policies 5.19 through 5.23.

CO hotspots are temporary and localized areas of high CO concentration, occurring at heavily congested intersections or roadways with heavy traffic. Policies 2.5, 2.34, 2.49, 2.50 and 2.54 of the 2035 General Plan are designed to reduce VMT and promote alternative modes of transportation. The General Plan EIR identified Mitigation Measure #3.3.3.2 to reduce impacts to CO hotspots, which all projects in Selma are required to implement.

Therefore, the project would potentially result in additional sensitive receptors near HAPs, but the project would not involve new uses that were not previously identified in the existing General Plan EIR. In addition, the 2035 General Plan EIR recommended a Health Risk Assessment on an individual project basis, as specific projects are proposed. As such, the project would not involve significant impacts to sensitive receptors that would expose substantial pollutant concentrations from construction or operation. Therefore, the project would have a less than significant impact on sensitive receptors.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. The intensity of an odor source's operations and its proximity to sensitive receptors influences the potential significance of odor emissions. The SJVAPCD has identified some common types of facilities that have been known to produce odors in the San Joaquin Valley Air Basin (wastewater treatment facilities, sanitary landfills, transfer stations, manufacturing plants, etc.).

The types of facilities identified by the SJVAPCD that are known to produce odors do not fit the characteristics of the project to facilitate higher density residential land uses. In addition, none of the potential odor generating sources are located within the screening distances (one to two miles) away from the project, which have the potential to subject new residents at the project site to adverse odor emissions. As a result, the project would not generate potential objectionable odors or attract receivers and other sensitive receptors near existing odor sources. Therefore, the project would have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	■	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	■	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	■	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	■	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	■	☐

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Biological conditions in Selma have not changed substantially since the analysis of the buildout facilitated by the 2035 General Plan Update in the General Plan EIR. The analysis in the General Plan EIR determined that development under General Plan buildout in Selma would result in impacts to sensitive habitats and special status plant and animal species.

The project site is located on a vacant lot that was historically used as agricultural land but is now devoid of most vegetation. The project site and surrounding area does not contain riparian habitat, sensitive natural communities, or protected wetlands (U.S. Fish and Wildlife Service [USFWS] 2020a) and is and is not located within a known regional wildlife movement corridor or other sensitive biological area as indicated by the USFWS Critical Habitat portal or California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (USFWS 2020b; CDFW 2020a; 2020b). The vacant and un-developed parcel does not provide substantial wildlife habitat and is not located near an Essential Connectivity Area (ECA) as mapped in the report, California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California (Spencer et al. 2010). Based on the disturbed and fragmented nature of the area associated with agricultural uses and lack of native or riparian habitat, no federal- or state-listed endangered, threatened, rare, or otherwise sensitive flora or fauna are anticipated to occur on the project site.

The project would rezone the project parcel to R-4 from R-1-7 and amend the General Plan land use designation to be consistent with this zoning, which would result in future urban or in-fill development compatible with the planned residential areas surrounding the project site. Although the project would require a General Plan amendment to HDR from an MDR land use designation, the project site was previously evaluated in the General Plan EIR for residential uses. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Future development on the project site would be required to comply with the mitigation included in the General Plan EIR and policies to protect biological resources included in the 2035 General Plan. As such, sensitive biological resources generally would not be present, and the project would not adversely affect biological resources. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

According to the General Plan EIR, there are no applicable habitat conservation plans or natural community preservation plans affecting Selma's Planning Area. The Recovery Plan for Upland Species of the San Joaquin Valley as well as a Draft Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon cover special-status species that have the potential to occur in the Selma Planning Area (Selma 2009). The General Plan EIR indicates that the Recovery Plans do not conflict with the 2035 General Plan and impacts are less than significant. These conditions have not changed since the analysis of current the General Plan in the General Plan EIR. Although the project would require a General Plan amendment to HDR from an MDR land use designation, the project site was previously evaluated in the 2035 General Plan EIR for residential uses. Potential buildout under the project would be of a similar type to what was evaluated in the 2035 General Plan EIR and would not result in physical development in areas beyond those analyzed in the 2035 General Plan EIR. Thus, impacts relating to placing residential uses on the project site were accounted for in the General Plan EIR. The project would result not conflict with local policies or ordinances protecting biological resources, or a habitat conservation plan and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	■	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

The California Environmental Quality Act (CEQA) requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b]).

PRC, Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

There are no existing buildings on the project site and the project site is not located within the historic downtown or in an older residential area that would result in demolition, relocation or alternation of buildings of historical significance. As such, the project would not result in the disturbance or adverse change to historical resources in Selma and would not result in impacts to historical resources pursuant to §15064.5. No impact would occur.

NO IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

As determined in the General Plan EIR, development facilitated by the 2035 General Plan Update could result in adverse effects to identified and previously unidentified archaeological resources and/or human remains. Although the project would rezone and amend the land use designation to allow for higher density residential uses, it would not change the planned residential use as evaluated in the General Plan EIR. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. If development were to occur, those projects would implement General Plan EIR Mitigation Measures 3.5.3.1a and 3.5.3.1bto reduce impacts in the event cultural resources or human remains are discovered. As such, the project would not result in less than significant impacts to archaeological resources or human remains.

LESS THAN SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	■	☐

Electricity and Natural Gas

In 2018, California used 285,488 gigawatt-hours (GWh) of electricity, of which 31 percent were from renewable resources, such as wind, solar photovoltaic, geothermal, and biomass (California Energy Commission [CEC] 2020a). Adopted on September 10, 2018, Senate Bill (SB) 100 accelerates the State's Renewables Portfolio Standards Program by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

California also consumed approximately 12,638 million U.S. therms (MMthm) of natural gas in 2018. Electricity and natural gas for the project site would be provided by Pacific Gas and Electric (PG&E). Table 4 and Table 5 show PG&E's total electricity and natural gas consumption for its service area as well as consumption by sector. In 2018, PG&E provided approximately 27.9 percent of the total electricity and approximately 37.9 percent of the total natural gas usage in California.

Table 4 Electricity Consumption in the PG&E Service Area in 2018 (GWh)

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
5735.1	29,650.0	4,195.1	10,344.7	1,567.3	27,964.8	318.6	79,775.7

Notes: CEC 2018a

Table 5 Natural Gas Consumption in PG&E Service Area in 2018 (MMThm)

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
37.2	899.1	59.0	1,776.0	190.2	1832.8	4,794.4

Notes: CEC 2018b

Petroleum

In 2018, approximately 28 percent of the state's energy consumption was used for transportation activities (U.S. Energy Information System 2019). Californians presently consume over 19 billion gallons of motor vehicle fuels each year. Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 to 22 percent reduction. This forecast decline is due to both the increasing use of electric vehicles and improved fuel economy for new gasoline vehicles (CEC 2020b).

Methodology

Future development at the project site would involve the use of energy during the construction and operational phases. Energy use during construction phases would be in the form of fuel consumption (e.g.: gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to any temporary construction trailers or electric construction equipment. Long-term operation of the projects would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting and heating and cooling systems. The increase in vehicle trips associated with implementation of the rezone and General Plan amendment would also increase fuel consumption within Selma.

The General Plan EIR did not include a separate section analyzing potential environmental impacts related to the topic of Energy because it was not required under the CEQA Guidelines in effect at the time. The topic of energy use and the potential emissions from energy use was addressed in the Air Quality and Greenhouse Gas Emissions sections of the General Plan EIR. Energy impacts due to construction and operation would need to be projected on a project-by-project basis. Projections for development of the project site at this time would be speculative as the project does not propose new construction, however, a qualitative analysis on the construction and operational energy impacts of future development is provided.

a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Construction Energy Demand

Future development of the project site would require energy consumption in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. Construction contractors are required to comply with the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation, which imposes limits on idling and restricts the use of older vehicles. Such

compliance would reduce fuel consumption and lead to the use of fuel-efficient vehicles during covered activities, and associated fuel consumption and energy use would be temporary.

Construction in the program area would be required to comply with applicable regulatory standards. Although exact details of the development projects implemented in accordance with the program area are not known at this time, there are no conditions in the program area that would require non-standard equipment or construction practices that would increase fuel-energy consumption above typical rates.

The manufacturing of construction materials would also involve energy use. Due to the large number of materials and manufacturers involved in the production of construction materials, including manufacturers in other states and countries, upstream energy use cannot be estimated reasonably or accurately. However, it is reasonable to assume that manufacturers of building materials such as concrete, steel, lumber, or other building materials would employ energy conservation practices in the interest of minimizing the cost of doing business. Consistent with CEQA Guidelines Section 15145, this analysis does not evaluate upstream energy use as it is too speculative. With the above measures in place, future development of the project site would not involve the inefficient, wasteful, and unnecessary use of energy during construction and construction-related energy impacts would be less than significant.

Operational Energy Demand

Future development of the project site would require energy use in the form of electricity, natural gas, and gasoline consumption. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, and the overall operation of the future development. Gasoline consumption would be attributed to vehicular travel from residents and guests traveling to and from the project site.

Future developments of dwelling units built on the project site would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code ([CALGreen] California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the California Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. For example, according to the CEC, residences built with the 2019 standards would use about seven percent less energy due to energy efficiency measures versus those built under the 2016 standards, or 53 percent less energy with rooftop solar (CEC 2018c). Furthermore, the project would continue to reduce its use of nonrenewable energy resources as the electricity generated by renewable resources provided by PG&E continues to increase to comply with state requirements through SB 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.Therefore, the

operational-phase impacts related to energy consumption would not be wasteful, inefficient, or unnecessary and impacts would be less than significant.

As discussed in Section 8, *Greenhouse Gas Emissions*, Selma has not adopted a Climate Action Plan. In the absence of a Climate Action Plan that directly addresses SB 32, the adopted SJVAPCD Climate Change Action Plan (CCAP) remains the most appropriate GHG reduction plans with which to assess an individual project's consistency with statewide policies to reduce GHG emissions. The CCAP outlines the SJVAPCD's GHG emission reduction goals and emissions-reduction measures may be implemented, several of which are energy-related in nature. In addition, the 2035 General Plan contains goals and policies that would substantially reduce GHG emissions (Land Use Element Policy 1.20 -1.21, Circulation Element Policy 2.1, 2.3-2.5, 2.7, 2.44-2.49, 2.53-2.54, 2.60-2.63, and Open Space, Conservation and Recreation Element Policy 5.3-5.4, 5.19-5.23, 5.27, 5.29). As mentioned above in Section 3, *Air Quality*, the project would be consistent with growth projections in the General Plan EIR and therefore, would not conflict with energy projections made within the SJVAPCD CCAP. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	■	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	■	☐

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

a.1 Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

a.2 Strong seismic ground shaking?

a.3 Seismic-related ground failure, including liquefaction?

a.4 Landslides?

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potential risks and susceptibility to earthquakes and seismicity is site specific and related to proximity of a project site to active faults. As discussed in the General Plan EIR, Selma is not located within any fault zones, and risks from seismic shaking, including liquefaction, are considered to be low (Selma 2009). The relatively flat topography of the project site and its surroundings precludes the possibility of the site being significantly affected by landslides. Although the project would include a General Plan amendment to increase residential density, the project site is located in the same planning area as the 2035 General Plan analyzed in the General Plan EIR. Therefore, the proximity to known earthquake faults and the potential for fault rupture, seismic ground shaking, liquefaction, and landslides at the project site described for the 2035 General Plan would also be applicable to the project. As described in Section 3, *Air Quality*, the project would not substantially increase the intensity of use in the City relative to the 2035 General Plan, as the project would be within the growth assumptions contained in the General Plan. Therefore, the project would also not substantially increase the number of people or structures potentially exposed to seismic risks, or risk exacerbating such risks, relative to the 2035 General Plan. Therefore, impacts related to seismicity and soil stability would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

As discussed in the General Plan EIR, Selma contains relatively flat soils with gentle southwestward slopes and low shrink-swell potentials (Selma 2009). The project site was previously designated for residential land uses under the General Plan EIR. The project would rezone and amend the existing land use designation to allow greater residential density. However, the project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. In addition, prior to development of the project site, City review would be

required to ensure compliance with building code prior to obtaining permits. Therefore, the project not result in substantial soil erosion or the loss of topsoil and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The project is located within the same planning area as the 2035 General Plan analyzed in the General Plan EIR. As discussed in the General Plan EIR, soils in Selma have moderate erosion potential and moderate expansion potential, which could pose a risk to new development (Selma 2009). The policies and standards of the 2035 General Plan would reduce hazards associated with soil conditions. City review and compliance with existing building codes prior to obtaining permits would ensure that impacts related to expansive soils are reduced. Policy 5.14 of the 2035 General Plan Open Space, Conservation and Recreation Element states the that City requires soil studies in localized areas known to have expansive or unstable soils. Policy 5.16 states areas with high erosion potential or soil instability which cannot be mitigated shall be designated for open space land uses. Policy 5.17 states that channel and slope modification shall be discouraged where they increase the rate of surface runoff and increase the potential for erosion. The project would rezone and amend the existing land use designation to allow greater residential density. However, the project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Therefore, with City review and adherence to existing building codes and 2035 General Plan policies, the project would not result in substantial direct or indirect risks to life or property due to being underlain by expansive soils and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

As discussed in the General Plan EIR, new development would connect to the City's existing sewer system. The project does not involve the use of septic tanks or alternative wastewater disposal systems, and no geological impact due to use of such systems would occur. There would be no impact.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

As discussed in the General Plan EIR, the project site may contain undiscovered paleontological resources during grading and construction activities. Though no development is proposed at this time, in the event that development occurs, Mitigation Measure #3.5.3.1a of the General Plan EIR requires all projects in Selma to protect and evaluate discovered paleontological resources. Therefore, the project would not result in substantial impacts to unique paleontological resources. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

In response to an increase in human-made greenhouse gas (GHG) concentrations over the past 150 years, California has implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of Statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed SB 32 into law, which requires the State to further reduce GHGs to 40% below 1990 levels by 2030. SB 32 extends AB 32, directing CARB to ensure that GHGs are reduced to 40% below the 1990 level by 2030.

SB 32 became effective on January 1, 2017 and requires CARB to develop technologically feasible and cost-effective regulations to achieve the targeted 40% GHG emission reduction by 2030 set in Executive Order (EO) B-30-15. On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. To meet reduction targets, the 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies and policies. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons of carbon dioxide equivalent ($MTCO_2e$) by 2030 and 2 $MTCO_2e$ by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals are appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's

contribution towards an impact would be cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

In August 2008, the SJVAPCD governing board adopted the Climate Change Action Plan (CCAP). The CCAP directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project-specific GHG emissions on global climate change in the context of promoting GHG reductions consistent with AB 32, SB 32, and the CARB Scoping Plan.

In December 2009, the SJVAPCD adopted two guidance documents for assessing impacts of GHG emissions from new development projects: Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency. The guidance provided in both documents can be utilized to reduce project-specific and cumulative impacts for GHG emissions from stationary source and land use development projects to less than significant. Impacts can be determined as having a less than significant GHG emissions impact by 1) using any combination of SJVAPCD GHG emission reduction measures to meet Best Performance Standards, 2) complying with an approved GHG plan or mitigation program, or 3) reducing GHG emissions by at least 29 percent. Projects exempt from the requirements of CEQA, and projects complying with an approved GHG emission reduction plan or mitigation program would be determined to have a less than significant individual and cumulative impact. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources and have a certified CEQA document.

The General Plan EIR projected CO_2 emissions based on total acreage per land use designation, factoring in Medium High- and High-Density land uses to total approximately 76 acres. Based on the URBEMIS modeling program, Selma at full buildout of the 2035 General Plan would emit approximately 4.8 million tons of CO_2 per year. To date (2020), Selma has not adopted a Climate Action Plan.

In the absence of a Climate Action Plan that directly addresses SB 32, the adopted SJVAPCD CCAP remain the most appropriate GHG reduction plans with which to assess an individual project’s consistency with statewide policies to reduce GHG emissions. In addition, the 2035 General Plan contains goals and policies that would substantially reduce GHG emissions (Land Use Element Policy 1.20 -1.21, Circulation Element Policy 2.1, 2.3-2.5, 2.7, 2.44-2.49, 2.53-2.54, 2.60-2.63, and Open Space, Conservation and Recreation Element Policy 5.3-5.4, 5.19-5.23, 5.27, 5.29). Therefore, if the project is consistent with the applicable GHG reduction plan, then its GHG emissions impacts would be considered individually and cumulatively less than significant.

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would rezone from R-1-7 to an R-4 Zone and amend the land use designation from MDR to HDR to allow up to 24 units per acre. The project would allow up to 218 residential

units, which would result in an additional 136 units compared to what was originally evaluated at the project site. This would not result in a substantial increase in growth that would be inconsistent with the growth projections in the General Plan EIR. The General Plan EIR contained policies and mitigation measures intended to limit, mitigate, and reduce criteria pollutant emissions, which would also reduce GHG emissions associated with buildout under the 2035 General Plan at the project site. Although the density on the project site would be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe impacts related to the generation of greenhouse gas emissions than those evaluated in the General Plan EIR.

As the project would allow for a higher density of population within the City's limits, this would not increase and likely reduce VMT related to commutes as residents would be able to live in closer proximity to workplaces and other points of interest in the downtown area. In addition, the General Plan EIR includes Mitigation Measure #3.17.3.1 which provides additional guidelines for construction and design that are required for all new developments in Selma to further reduce GHG emissions. As such, the project would not generate substantial additional GHG emissions or substantial conflicts with applicable GHG reduction plans, policies, or regulations. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	■	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	■

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

While the project would increase the allowable residential density of the project site, it would not significantly change the hazard level associated with planned buildout of the 2035 General Plan, since residential uses do not routinely use or transport substantial quantities of hazardous materials. Although the project would require a General Plan amendment to change the land use designation from MDR to HDR, it would not change the intended residential use on the site that was analyzed in the General Plan EIR. Compliance with regulations pertaining to the transport, handling, and disposal of hazardous materials would be mandatory and minimize impacts of upset or hazards. Therefore, impacts related to the transport, use, or disposal of hazardous materials or release of hazardous materials due to reasonably foreseeable upset or accident conditions would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

As described in the General Plan EIR, Selma includes the Selma Unified School District covering grades K-12 (Selma 2009). The policies of the 2035 General Plan Land Use Element include the location of schools as focal points for residential neighborhoods, thus locating them away from land uses associated with hazardous materials. As discussed above under criteria a and b, the project would not involve the routine use or transport of substantial quantities of hazardous materials. The nearest school is Eric White Elementary School located at 2001 Mitchell Avenue, approximately 0.25 mile east of the project site. Though no development is proposed at this time, in the event that development occurs, hazardous materials used during construction would be disposed of offsite in accordance with all applicable laws and regulations, including but not limited to the California Building and Fire Codes, as well regulations of the federal and state Occupational Safety and Health Administrations. Therefore, potential impacts associated with an accidental emission or release of hazardous materials in proximity to a school would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Government Code Section 65962.5 requires the California Environmental Protection Agency to develop an updated Cortese List. The California Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List (DTSC 2020a). The analysis for this section included a review of the following resources on February 20, 2020 to provide hazardous material release information:

- USEPA
  - Comprehensive Environmental Response, Compensation, and Liability Information System/Superfund Enterprise Management System/Envirofacts database search (USEPA 2020a, 2020b)
- State Water Resources Control Board (SWRCB)
  - GeoTracker search for leaking underground storage tanks and other cleanup sites (SWRCB 2020)
- DTSC
  - EnviroStor search for hazardous facilities or known contamination sites (DTSC 2020b)
  - Cortese List of Hazardous Waste and Substances Sites (DTSC 2020a)
  - Cleanup Site and Hazardous Waste Facilities Database

Based on review of these databases, it was determined that the project site is not included on existing lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the Selma 76 site located approximately 0.24 mile southeast of the project site is listed as a leaking underground storage tank (LUST) cleanup site. The site was listed in 1998 for gasoline contamination to soil and groundwater and was closed in April of 2010 (SWRCB 2020). No additional listed sites were located within 0.25 mile of the project site. Therefore, this impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Selma is located within the Fresno County Airport Land Use Policy Plan Area for the Selma Aerodrome (Selma 2009). The 2035 General Plan includes safety goals and policies that restrict building development within nearby affected areas surrounding the Selma Aerodrome located approximately 1.8 miles northwest of the project site. Although the project would amend the General Plan land use designation to increase residential density, it would not alter the intended residential use of the project site that was evaluated in the General Plan EIR. Thus, air traffic associated with local airports would not result in a safety hazard to the people residing or working in the project area. Therefore, impacts related to airport safety would be less than significant.

LESS THAN SIGNIFICANT IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The 2035 General Plan includes goals and policies to establish and maintain a plan for responding to seismic disasters and for the provision of emergency services and policies to develop and adopt an Emergency Operations Plan. Although the project would amend the General Plan land use designation to increase residential density, it would not alter the intended residential use of the project site that was evaluated in the General Plan EIR. The project would not interfere with the implementation of a future Emergency Operations Plan, and adequate emergency access would be required for future development projects. Therefore, the project would not result in buildings that would block emergency response or evacuation routes or interfere with adopted emergency response or emergency evacuation plans. No impact would occur.

NO IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The project site is in an area that is characterized by urban and residential development and agricultural use. As stated in the General Plan EIR, because most of the land in Selma is devoted to agriculture and urban uses, the risk of wildland fires is minimal. Therefore, the project would not result in impacts related to exposure to wildland fire hazards. No impact would occur.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	■	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	■	☐

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The project is located within the same planning area as the 2035 General Plan analyzed in the General Plan EIR. Hydrological conditions related to soils and hydrology on and around the site have not changed since adoption of the General Plan EIR, and the project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Additionally, although future construction activities such as grading could have the potential to degrade water quality due to sediment erosion or the presence of contaminants located within the soils, short-term stormwater pollutant discharges would be mitigated through compliance with the applicable NPDES permitting process. Therefore, impacts related to water quality and wastewater discharge requirements would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project site is located in the same planning area as the 2035 General Plan and was previously designated for residential land uses under the General Plan EIR. The project would rezone and amend the existing land use designation to allow greater residential density. However, the project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. While buildout of the project would introduce impervious surfaces to the project site, groundwater recharge in Selma occurs via Consolidated Irrigation District (CID) recharge ponds, which would not be altered as a part of the project. Additionally, as discussed above under Section 3, *Air Quality*, the project would not substantially increase the intensity of use in the City relative to the 2035 General Plan, as the project would be within the growth assumptions contained in the General Plan. Therefore, the project would not result in increased long-term water demand and would not impede sustainable groundwater management of the basin. Impacts on groundwater supplies and groundwater recharge would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or situation on- or off-site?

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The project site is located in the same planning area as the 2035 General Plan and was previously designated for residential land uses under the General Plan EIR. Drainage and runoff conditions related to soils and hydrology on and around the project site have not changed since adoption of the 2035 General Plan EIR, and the project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. As with the 2035 General Plan, the project would be required to comply with NPDES permits for stormwater discharge. Additionally, Mitigation Measure #3.8.3.2 requires future projects in Selma to demonstrate all necessary infrastructure is in place, infrastructure improvements are included as part of the project, and construction, operation, and maintenance of required infrastructure improvements are included. Therefore, impacts related to flooding, substantial erosion or siltation on- or off-site would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Only a small portion of Selma is within the 100-year flood zone, the project is located in Zone X, an area determined to be outside the 0.2% annual chance floodplain according to the Federal Emergency Management Agency (FEMA) Flood Maps (FEMA 2009) and is not considered to be in a flood hazard area.

Selma is within the dam inundation zone of Pine Flat Dam. The General Plan EIR found that use of the evacuation routes identified in the 2035 General Plan and local emergency plans would adequately address this potential impact, and included Mitigation Measures #3.8.3.4a, #3.8.3.4b, #3.8.3.4c, #3.8.3.4d, #3.8.3.4e, #3.8.3.4f, #3.8.3.4g, #3.8.3.4h, and #3.8.3.4i, to help ensure that the 2035 General Plan policies would adequately protect residents of the city.

There is also no potential for seiche or tsunami in Selma due to the lack of a significant water body in the immediate vicinity. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Therefore, impacts related to potential release of pollutants in flood hazard, tsunami, or seiche zones would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

This impact was not explicitly addressed in the General Plan EIR because it was not included in the CEQA Guidelines in effect at the time. As discussed under criterion a above, higher-density housing allowed by the rezone and General Plan amendment would not violate water quality standards or degrade water quality during future construction or operation. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■

a. Would the project physically divide an established community?

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project would rezone a vacant parcel from R-1-7 to an R-4 zone and amend the General Plan land use designation to HDR from MDR as State law requires the zoning and General Plan to be consistent. The project would allow up to a maximum of 24 units per acre from a maximum of nine units per acre. It should be noted that the current zoning is not consistent with the General Plan land use designation, which requires a higher density at the project site. As described in the *Description of Project* section, Selma is required to implement Program 4 of the City's 2007 Regional Housing Needs Allocation (RHNA) cycle. In order to stay in compliance, Selma must identify and up zone several parcels throughout the City. As a result, no conflicts with policies aimed at mitigating environmental impacts associated with the rezone and General Plan amendment would occur. Additionally, the project does not include any proposed changes to the Land Use Element or Zoning Code that would result in development that would divide an established community in Selma as the surrounding land uses are residential, agricultural, and vacant land. Therefore, with approval of the proposed rezone and General Plan amendment, the project would not conflict with a land use plan, policy, or regulation or divide an established community. No impact would occur.

NO IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The General Plan EIR indicates Selma does not contain significant mining resources or mining operations (Selma 2009). The project would not involve changes to mineral resource recovery sites or alter or displace any mineral resource activities. Therefore, the project would have no impact on mineral resources.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	■	☐

According to the General Plan EIR, Selma regulates noise-related land use issues though its Noise Element of the General Plan (Chapter 3) and its adopted Noise Regulations (Title VI: Police Regulations, Chapter 17: Noise Regulations). The Noise Regulations of the Municipal Code specify location restrictions for different land uses, measurement criteria, monitoring procedures and noises prohibited. Construction, repair or remodeling work noise and the hours of its duration are also addressed by the Noise Regulations.

Figure 3.11-5 of the 2035 General Plan establishes guidelines for a maximum “normally acceptable” exterior noise level of 60 dB(A) Ldn for new noise sensitive land uses including single family development and mobile homes, and 65 dB(A) Ldn for new multi-family residential uses and transient lodging such as motels and hotels.

The maximum “normally acceptable” exterior noise level for other sensitive receptors (hospitals, schools, libraries, churches, congregate care facilities uses) is shown as 70 dB(A) Ldn, but Selma has identified 65 dB(A) Ldn as the exterior limit to be maintained for noise sensitive uses without specific acoustic mitigation.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction

Construction activities generate considerable amounts of noise, especially during the demolition phase and the construction of project infrastructure when heavy equipment is used. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise sensitive receivers (Selma 2009).

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. The General Plan EIR contained policies and mitigation measures to reduce noise impacts from construction of buildout at the project site. Additionally, the City of Selma Noise Ordinance deems it unlawful for any excessive noise-generating devices, appliances, equipment or vehicles on public or private property abutting noise sensitive land uses to operate between the hours of 7:00 p.m. and 7:00 a.m. The nearest sensitive receiver to the project site is the Sikh Center of the Pacific Coast, a religious center located directly adjacent to the eastern boundary. Future buildout of the project site would result in noise associated with construction equipment and vehicle use; however, the construction would be temporary and required to occur within the acceptable daily construction hours of 7:00 a.m. to 7:00 p.m.

Although the density on the project site would be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe noise impacts due to construction than those evaluated in the General Plan EIR. Therefore, the project would not result in temporary construction noise levels in excess of any established standards and impacts would be less than significant.

Operation

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. At this time future development projects are not defined to a level that would allow project-level analysis and thus it would be speculative to include project-level impacts as part of this analysis. The project site is located in an area that is completely surrounded by residentially zoned parcels or parcels planned for residential uses. The General Plan EIR contained policies and mitigation measures to reduce operational noise impacts of buildout at the project site. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. Although the density on the project site would potentially be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe operational noise impacts than those evaluated in the General Plan EIR. Additionally, future buildout of the project site would be subject to policies within the General Plan Noise and Circulation Element. These policies would

reduce potential noise exposure impacts. Therefore, the project would not result operational noise levels in excess of any established standards and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

The use of construction equipment can cause ground vibrations that diminish in strength with distance from the source. Buildings founded on the soil in the vicinity of a construction site may be affected by these vibrations, with varying results ranging from no perceptible effects at the lowest levels, low rumbling sounds and perceptible vibrations at moderate levels, and slight damage at the highest levels. Typically ground vibration does not reach a level where it damages structures unless the structure is extremely fragile.

At this time future development projects are not defined to a level that would allow project-level analysis and thus it would be speculative to include project-level impacts as part of this analysis. The General Plan EIR indicates development under the 2035 General Plan would not introduce new sources of significant ground-borne vibration. This would be the same for the project, as the project does not authorize new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR.

The nearest residence to the project site is located approximately 500 feet northwest of the project site. Because construction activities are normally short-term in nature, it is possible that under limited conditions where high vibration generating equipment is used near residential developments, use of such equipment could be a source of short-term annoyance, but not likely a source of excessive long-term vibration impacts. As a result, due to the intermittent use of construction equipment, and general construction activity occurring further than 25 feet from the nearest residences, vibration impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The General Plan EIR identifies the airport overlay impact area of airports and heliports within Selma (Table 3.7-1 and Figure 3.7-1). The project site is located within the secondary review area boundary (Selma 2009). Although the project does not propose any construction, potential future development at the project site would be required to coordinate with the Fresno County Airport Land Use Commission and comply with City regulations to avoid potential airport-related noise impacts. Therefore, the project would not expose people residing or working in the project area to excessive airport noise and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	■	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	■	☐

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. As discussed above under Section 3, *Air Quality*, it is estimated that the project would result in the development of a maximum of 218 new dwelling units, and a subsequent population growth of 796. This would result in a total City population of 25,232. The City's 2020 population with implementation of the project, is estimated to be below that forecasted in the 2035 General Plan by 10,638 people. The project would facilitate consistency between zoning and General Plan land use designations for the site, and the project would be within the growth assumptions contained in the General Plan. These changes in density are required by the State of California Housing Element laws, to enable the development of new housing to meet population needs.

Buildout of the project site would provide increased housing availability, which would provide adequate housing to serve expected growth through 2035. Therefore, while the project would result in some population growth, such growth would not be unplanned. Additionally, as the site is currently vacant, the project would not result in displacement of existing housing units. Impacts to population growth and housing would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1	Fire protection?	☐	☐	■	☐
2	Police protection?	☐	☐	■	☐
3	Schools?	☐	☐	■	☐
4	Parks?	☐	☐	■	☐
5	Other public facilities?	☐	☐	■	☐

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Fire protection is provided by the Selma Fire Department (SFD). SFD provides fire protection services, hazardous materials response, emergency medical services, including first response and transportation, and technical rescue to a six-square-mile area including all areas within the City limits. SFD also reviews development projects and building permit applications for compliance with CBC Requirements and other regulations intended to prevent or reduce fire hazards. The project would rezone and amend the existing land use designation to allow greater residential density. This increased density could result in the need for fire station improvements or expansions. The General Plan EIR concluded that growth anticipated under the 2035 General Plan could have a significant impact on the SFD's ability to effectively respond to fires and other emergency situations if adequate funding is not provided. To reduce these impacts, the General Plan EIR included Mitigation Measure # 3.13.3.1a, requiring the City to study whether current development fees are adequate to

offset additional public service costs of development and identify appropriate development impact fees for the future.

As discussed in Sections 11, *Land Use and Planning*, and 14, *Population and Housing*, the project would be within the growth projections anticipated by the General Plan EIR and would allow for housing to accommodate this increase population. Moreover, the project site is within the existing service area of the SFD and is one mile west of the nearest fire station, located at 1927 West Front Street. The City would require development impact fees for new housing and other development to ensure the SFD can maintain existing service ratios. With the continued implementation of existing practices of the City, including required compliance with the CBC, and payment of new development fees as identified by Mitigation Measure #3.13.3.1a, the project would not significantly affect community fire protection services or response times. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Police protection in Selma is provided by the City of Selma Police Department (SPD) headquartered at 1935 East Front Street. The project would rezone and amend the existing land use designation to allow greater residential density. This increased density could result in the need for police station improvements or expansions. The General Plan EIR concluded that existing police service levels, staffing and facilities are inadequate, and therefore any development as a result of the 2035 General Plan would result in a significant impact without provision of additional personnel, equipment and facilities. The General Plan EIR included Mitigation Measure #3.13.3.2a, to modify 2035 General Plan Policy 1.97 such that the City will consider the appropriateness of development based upon infrastructure and public services availability, such as law enforcement. Mitigation Measure #3.13.2b also requires the City to study whether current development fees are adequate to offset additional public service costs of development and identify appropriate development impact fees for the future.

The project would be within the growth projections anticipated by the General Plan EIR and would allow for housing to accommodate this increase population. Moreover, the project site is within the existing service area of the SPD and is one mile west of the SPD headquarters. The City would require development impact fees for new housing and other development to ensure the SPD can maintain existing service ratios. With adherence to 2035 General Plan Policy 1.97 and payment of new development fees as identified by Mitigation Measure #3.13.3.2b, the project would not significantly affect community police protection services or response times. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is served by the Selma Unified School District (SUSD). Development allowed by the project would involve up to 218 new residential units. SUSD assesses school facilities needs based on a student generation rate of 0.825 student for each new residential unit built (SUSD 2017). Assuming a conservative student generation rate of one student per residential unit, the proposed project would generate up to 218 additional students at SUSD schools. Pursuant to SB 50 (Section 65995(h)), payment of mandatory fees to the affected school district would reduce potential school impacts to less than significant level under CEQA. If approved, new housing development would be subject to the SUSD Impact Fees, which are assessed based on proposed land use and floor area. Therefore, the project would have a less than significant impact with respect to schools.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, public facilities, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

See Section 16, *Recreation*.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

As described in criteria a.1 – a.4 above, impacts related to expanded or altered government facilities, including fire, police, school, and park facilities, would be less than significant. Other government facilities include library services. Library services are provided by the Fresno County Public Library, Selma Branch located at 2200 Selma Street. As described in Section 14, *Population and Housing*, development allowed by the project would generate population growth of approximately 796 people, at full buildout. This level of population growth would not be substantial in relation to the City's overall population and assumed growth under the 2035 General Plan and would thus not require construction of new library facilities. This impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	■	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The City of Selma currently has six designated park sites totaling approximately 43 acres (Selma 2009). Kings River Access Park, Lanton-Kingston Park and Kearney Park are the closest regional County parks to Selma and encompass approximately 255 acres of parkland. Several other County parks and campsites are located along and near the Kings River in Fresno County below Pine Flat Dam approximately 25 miles northeast of Selma.

As described in Section 14, *Population and Housing*, the new maximum number of housing units allowed under the project would increase the population of Selma to 25,232. The project would be within the growth projections anticipated by the General Plan EIR (35,870 persons in 2020). As described in the General Plan EIR, future residential developers would continue to be required to meet parkland requirements, including payment of in-lieu park fees. Although the project would rezone and amend the existing land use designation to allow greater residential density, the project applicant would be required to pay park fees prior to development of the site. As such, the project would not result in an increased use of recreational facilities that would induce physical deterioration or require construction with a potential adverse effect on the environment. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	■	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	■	☐
d. Result in inadequate emergency access?	☐	☐	■	☐

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would facilitate new development on the project site at higher densities than originally envisioned by the 2035 General Plan. The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. This would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. This change would allow for the development of up to 218 residential units on the project site. Table 6 shows the estimated trip generation at full buildout of the project site based the trip generation rates for the Low Rise Apartment land use from the Institute of Transportation Engineers (ITE) *9th Edition Trip Generation Manual*.

Table 6 Proposed Project Trip Generation – Single-Family Homes

Land Use	Dwelling Units	Daily Trips	A.M. Peak Hour Trips			P.M. Peak Hour Trips		
			In	Out	Total	In	Out	Total
Low Rise Apartment[1]	218	1,437	22	89	111	88	47	135

[1] Trip generation rates from Institute of Transportation Engineers (ITE) *Trip General Manual, 9th Edition*, land use category 221 (Low Rise Apartment).

As shown in Table 6, development facilitated by the project at full buildout of the site could result in up to 1,437 daily trips including 111 morning peak hour trips and 135 peak hour trips. The primary roadways that would be affected are SR 43 and East Rose Avenue. The General Plan EIR concluded that that traffic volumes along local streets would increase by 2035 and affect several roadway segments as a result of growth made possible by policies in the 2035 General Plan. The General Plan EIR contained policies and mitigation measures to ensure that the City's circulation system remained effective while improving existing roadway configurations and conditions. This small increase in trips would not result in the need to increase road or transit capacity beyond what is currently planned for in the General Plan or beyond what is planned for State Route 43 under Caltrans' jurisdiction.

New development facilitated under the project would be required to be consistent with the 2035 General Plan Circulation Element's goals and policies. Policy 2.31 of the Circulation Element includes standards for driveway access to major arterial, arterial, collector streets and local streets/minor collectors. Additionally, Policy 2.36 requires developers to mitigate traffic impacts associated with new projects to minimize the impacts to freeways, major arterials, arterials and collector streets. As such, all new residential development facilitated at the project site would be required to adhere to City standards for roadway development and mitigate potential traffic impacts through development impact fees. The project would not create conflicts with applicable plans, ordinances or policies related to the City's circulation system. Therefore, impacts would be less than significant.

Transit, bikeway and pedestrian policies and facilities in the City have not changed since the analysis of the land use designations in the General Plan EIR. The project would not conflict with adopted policies, plans, or programs regarding alternative transportation as the proposed project does not include alterations to existing bike access, pedestrian pathways, or transit routes. Any required improvements, on- or off-site would be required to meet current city standards so would not conflict with any program, plan, ordinance, etc. In addition, the project would not involve the obstruction, removal or relocation of, or excessive additional demand for, existing transit, pedestrian, or bicycle facilities. Although the density on the project site would potentially be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe traffic impacts than those evaluated in the General Plan EIR or result in an increase in VMT beyond the existing condition. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

CEQA Guidelines section 15064.3, subdivision (b), which was added to the CEQA Guidelines as part of the update adopted by the State in November 2018, defines acceptable criteria for analyzing transportation impacts under CEQA. It states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact.

Although the General Plan EIR did not include a VMT analysis, the project would constitute in-fill development that would generally reduce VMT compared to greenfield development (new development on lands not previously planned for development). As described under Section 8, *Greenhouse Gas Emissions*, the project would allow for a higher density of population within the City's limits, which would likely reduce VMT related to commutes as residents would be able to live

in closer proximity to workplaces and other points of interest in the downtown area. The increase in maximum density at the project site to 24 units per gross acre for the HDR land use designation in addition to allowing ground floor commercial uses within these multi-family/mixed-use areas would tend to have a lower per capita VMT than the existing maximum density of 9.5 units per gross acre. This conforms to CEQA Section 154064.3(b)(1) that states, "Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."

High Density uses generally have a higher percentage of commuters using alternative modes of transportation (such as transit, bicycle, and walking). Therefore, the proposed increase in density may potentially reduce trip distances for residents in Selma. As such, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) and no impact would occur.

NO IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

d. Would the project result in inadequate emergency access?

Figure 3.15-1 of the General Plan EIR shows the proposed land uses in relation to the circulation system within Selma. The 2035 General Plan Initial Study found impacts due to geometric design features/incompatible uses, and inadequate emergency access to be less than significant and were not further discussed in the General Plan EIR. The 2035 General Plan Circulation Element's goals, objectives and policies (Objective D, Policy 2.8 and 2.23) would eliminate modifying intersections at awkward angles, and for require new streets to be designed with safe intersection geometrics and lines of sight. The Circulation Element also encourages growth to be accommodated in, or contiguous with, the existing urbanized area. These policies would help prevent unsafe intersections and incompatible vehicular uses on area roadways.

The project would facilitate housing growth on the project site but would not affect the configuration of the roadway network. It would not introduce potentially hazardous design features such as sharp curves or dangerous intersections. Future residential development facilitated by the rezone and General Plan land use amendment would be reviewed by City staff to ensure that it avoids potential traffic hazards related to access and internal circulation. Additional housing also would not introduce incompatible uses such as agricultural vehicles on roadways.

The adequacy of emergency access depends on site access to properties and the response times of emergency vehicles. As described in Section 15, *Public Services*, the SFD would also review future development projects for compliance with CBC requirements and to ensure adequate street access for emergency responders. With regard to response times, traffic congestion has the potential to impede the movement of emergency vehicles. However, as discussed under criterion a, development facilitated by the project would not result in traffic delay that exceeds the City's standards. Additionally, the City would require development impact fees for new housing and other development to ensure the SFD can maintain existing service ratios. Therefore, the project would not result in hazards due to geometric design features, incompatible uses or inadequate emergency access and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	■	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	■	☐

As of July 1, 2015, California AB 52 of 2014 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources

Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The City of Selma mailed notification letters on May 31, 2020 to the following 10 local Native American tribes that have requested notification under AB 52:

- Big Sandy Rancheria of Western Mono Indians
- Cold Springs Rancheria
- Kings River Choinumni Farm Tribe
- North Fork Mono Tribe
- Santa Rosa Rancheria Tribe
- Table Mountain Rancheria
- Dumna Wo-Wah Tribal Government
- Dunlap Band of Mono Indians
- Traditional Choinumni Tribe
- Wuksache Indian Tribe/Eshom Valley Band

Under AB 52, tribes have 30 days to respond and request consultation. Under AB 52, tribes have 30 days from receipt of the letter to respond and request consultation. To date one tribe has responded on the preparation of this Subsequent ND, the Dunlap Band of Mono Indians. No tribes have requested consultation.

As discussed in the General Plan EIR, no known cemeteries, human remains, or Native American resources have yet to be discovered with Selma. Thus, the potential for tribal cultural resources is considered to be low. Nevertheless, the General Plan EIR concluded that the potential for previously undiscovered human remains to be found on the project site during construction cannot be ruled out. Although the project would rezone and amend the land use designation to allow for higher density residential uses, it would not change the planned residential use as evaluated in the General Plan EIR. The project does not include new physical disturbance beyond the residential uses included in the 2035 General Plan and evaluated in the General Plan EIR. If development were to occur, future projects would be required to implement Mitigation Measures 3.5.3.1a and 3.5.3.1b

identified in the General Plan EIR to reduce impacts in the event tribal cultural resources are discovered. As such, the project would not result in impacts to tribal cultural resources.

LESS THAN SIGNIFICANT IMPACT

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	■	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. This would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. The project would increase residential density at the site and therefore may result in a slight increase in demand or use of water, wastewater, storm water, electric power, natural gas, or telecommunications facilities. As described in Section 14, *Population and Housing*, the City's 2020 population with implementation of the project, would be below that forecasted in the 2035 General Plan. As such the project would be within the growth projections for buildout of the 2035 General Plan and would be consistent with the findings for utility facilities demand through the year 2035.

The General Plan EIR states that existing wastewater facilities would require expansion to serve the projected 2035 population. Policies in the 2035 General Plan require new developments to demonstrate there is adequate sewer capacity, and the City of Selma collects development impact fees, which are used to fund construction of required facilities expansions.

The General Plan EIR did not provide supply and demand comparisons for normal, dry, and multiple dry year scenarios, because this was not required under the CEQA Guidelines at the time. Such a comparison is therefore provided below.

Since adoption of the General Plan EIR, a new Urban Water Management Plan (UWMP) has been developed for the Selma District of the California Water Service Company (Cal Water) that serves the Planning Area, providing estimates of supply and demand for the years 2020 through 2040 (Cal Water 2016). The new UWMP (the 2015 UWMP) projects that water demand in 2020 will be between 6,452-acre feet per year (AFY) in a normal supply year and 6,800 AFY in a single dry year, with demand in multiple dry years falling between these totals. The 2015 UWMP projects that, by 2025, demand will increase to 6,872 AFY in a normal supply year and 7,243 AFY in a single dry year, with demand in multiple dry years again falling between these totals. This means that the projected increase in demand between 2020 and 2025 ranges between 420 AFY in a normal supply year and 443 AFY in a single dry year. The 2015 UWMP finds that sufficient water supplies are available to meet projected demand during normal, dry, and multiple dry years not only in 2020 but through 2040. Because the project would not substantially increase the total amount of development at buildout compared to the 2035 General Plan, it would not significantly increase water demand.

Because the project would be within the projected buildout of the 2035 General Plan, it would be accounted for under the findings in the General Plan EIR regarding utilities and service systems. Although the density on the project site would potentially be greater with the proposed rezone and General Plan amendment, with implementation of applicable policies and mitigation measures, the additional potential buildout would not result in new or more severe impacts on utilities than those evaluated in the General Plan EIR. As such, the project would not require new or expanded water, wastewater, storm water, electric power, natural gas, or telecommunications facilities and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The 2035 General Plan Initial Study indicated solid waste generated by the 2035 General Plan would be transported to the American Avenue Landfill, which has available capacity through 2031. Impacts to solid waste to the City were less than significant according to the General Plan Initial Study. The City of Selma has been reducing its solid waste generation rates in compliance with AB 939. Buildout facilitated under the project would increase the total solid waste generation of residences within the city; however, Selma is committed to continuing to increase recycling and diversion rates. The General Plan EIR assumed buildout in accordance with the MDR land use designation and therefore evaluated maximum buildout of the project site up to 82 units (9.1 acres x 9 units per acre). The project would rezone the parcel to R-4 from R-1-7 and amend its existing land use designation to HDR from MDR with a density range of 20-24 dwelling units per gross acre. This would allow up to 218 residential units, which would result in an additional 136 units compared to what was originally evaluated at the project site. This increase of residential uses would be within the growth projections for buildout of the 2035 General Plan. As such, the project would not generate solid waste in excess of local infrastructure capacities such that it would impair the attainment of solid waste reduction goals. Additionally, the project would comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	■	☐
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

As discussed in Section 9, *Hazards and Hazardous Materials*, the project would not impair an adopted emergency response plan or emergency evacuation plan. Though the 2035 General Plan Policy 4.2 directs the City to develop an Emergency Operations Plan, the City does not have one at this time (2020).

According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones Map, Selma is not in or near state responsibility areas or lands classified as Very High Fire hazard severity zones (CAL FIRE 2007). Selma is a primarily urbanized area and there are no wildland areas near the City, therefore the project would have no impact related to exposing people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts with regard to hazards and hazardous materials would be less than significant.

All existing and future development within the City would be required to adhere to City standards and regulations prior to obtaining building permits. No additional installation or maintenance of associated infrastructure that would occur without City review, therefore no fire risks, temporary or ongoing, impacts to the environment would occur.

The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts related to slope instability and flooding are discussed in Section 10, *Hydrology and Water Quality*. Impacts would be less than significant.

As discussed in the General Plan EIR, there are no known active faults within the vicinity of the project. Although no active faults have been mapped across the project site, seismic events caused by active and potentially active faults in the region could result in seismic ground shaking on-site. A seismic hazard cannot be completely ruled out; however, effects can be minimized by implementing requirements specified in the California Building Code (CBC). Compliance with existing building standards and GPU goals and policies would minimize potential safety hazards from seismic ground shaking and potential ground failure/liquefaction, and ensure impacts associated with the project would be less than significant. Additionally, since the project site, like the entire City of Selma, is located on the level San Joaquin Valley floor, risks from landslides would generally be minimal and potential impacts on new development would remain less than significant.

Therefore, future development facilitated by the 2035 General Plan and would not expose persons or structures to wildfire hazard risks. The project would be the same Planning Area as the 2035 General Plan and would be within the growth projections for buildout of the 2035 General Plan. Therefore, the project would not result in significant wildfire risks and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	■	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	■	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As described above in Sections 1 through 20, the project would not result in new or substantial direct or indirect impacts beyond those identified in the adopted EIR for the 2035 General Plan. Section 4, *Biological Resources* and Section 5, *Cultural Resources* of this Initial Study state that the project would not result in potentially significant impacts to sensitive plant and animal species, sensitive communities, jurisdictional waters and wetlands, or cultural resources, or impacts could be reduced to less than significant with implementation of the mitigation measures identified in the General Plan EIR.

As described throughout this Initial Study, the project would be within the growth projections for buildout of the 2035 General Plan and as such would not result in any new or substantial impacts beyond those previously analyzed in the General Plan EIR. The General Plan EIR included analysis of cumulative impacts, including regional traffic growth, associated with buildout of Selma under the 2035 General Plan. The project would not result in a substantial increase to the cumulative development in the City. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to have cumulatively considerable impacts.

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in response to criteria in Section 3 *Air Quality*, Section 7 *Geology and Soils*, Section 8 *Hazards and Hazardous Materials*, Section 10 *Hydrology and Water Quality*, Section 11 *Land Use and Planning*, Section 13 *Noise*, Section 14 *Population and Housing*, Section 15 *Public Services*, Section 17 *Transportation, and Section 19* Utilities and Service Systems. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project that cannot be mitigated to less than significant levels by mitigation established in the General Plan EIR. Therefore, the project has been determined not to cause substantial adverse effects on human beings, either directly or indirectly.

LESS THAN SIGNIFICANT IMPACT

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