

City of Selma
Department of Community Development
Planning Division
Date of Notice: June 24, 2020

NAGRA PARCEL REZONE AND GENERAL PLAN AMENDMENT PROJECT

PUBLIC NOTICE OF AVAILABILITY OF
DRAFT INITIAL STUDY AND
SUBSEQUENT NEGATIVE DECLARATION

The City of Selma Department of Community Development, Planning Division, in compliance with the California Environmental Quality Act (CEQA), has prepared a draft Initial Study and Subsequent Negative Declaration (IS/SND) to the City of Selma General Plan Update 2035 EIR (SCH #2008081082; General Plan EIR) for the Nagra Parcel Rezone and General Plan Amendment project and is inviting your comments. Comments should be focused on the sufficiency of the document in disclosing the potential environmental effects from the project and proposed mitigation measures. The draft IS/SND can be viewed on the City's website Nagra Parcel Rezone and General Plan Amendment Project. Hard copies of the draft IS/SND are available for review at the Selma Department of Community Development front counter at 1710 Tucker Street, Selma, CA 93662. Compact disks containing the IS/SND are available upon request through the Selma Department of Community Development phone number at 559-891-2200 x 3111.

Comments must be post marked by 5:00 pm on **July 27, 2020**, to be considered by the Selma City Council and included in the final CEQA document certification. Please send written comments to: **Kira Noguera, City Planner, 1710 Tucker Street, Selma, CA 93662** or email your comments to PlanningDept@cityofselma.com with "Nagra Parcel Rezone and General Plan Amendment Project" in the email subject line.

Subject: The City of Selma Department of Community Development proposes to 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.

Recommended CEQA Finding: The recommended finding is that the project will not have a significant effect on the environment with adherence to the previously Board-approved environmental mitigation measures in the General Plan EIR identified in the SND.

Kira Noguera, City Planner, City of Selma Department of Community Development