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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: ISMND 2023-1 Highland and Nebraska Avenue MFR/CM

Lead Agency: City of Selma

Contact Name: Trevor Stearns

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Project Location: Selma (*City*) Fresno County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project proposes to design and develop approximately 16 acres consisting of 144 multifamily dwelling units (R-3 zone) on approximately 10.57 acres, two commercial developments totaling 3. 79 acres (C-3 zone), and 0.95 acres for a community park (OS zone). The multifamily development would be built-out into 2 phases. The 3. 79-acre commercial development would be built-out based upon market demand. The current zone of the property is R-1-7. The proposed development includes a request to change the existing zone from R-1-7 to R-3 on approximately 10.57 acres, C-3 on 3.79 acres and OS on 0.95 acres. The project is located at the northeast corner of Highland Avenue (SR 43) and Nebraska Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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, Section 5 - Cultural Resources, Section 7 - Geology and Soils, Section 8 - Greenhouse Gases Emissions, Section 10 - Hydrology and Water Quality, Section 13 - Noise, Section 17 - Transportation, Section 18 - Tribal Consultation, Section 21 Mandatory Findings of Significance 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.
The project site as mentioned in Section 4 is vacant and therefore requires a pre-construction survey for biological resources. Cultural Resources are implemented to ensure if any culturally relevant resources are identified they are not impacted. Geology and Soils mitigation outlines typical requirements from the geotechnical report. Hydrology requirements include the preparation of a SWPPP. Noise dampening for construction equipment. Improvements to roadways as required by the Traffic Impact Study.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None